

3 Presentation of officer reports

3.1 High Street Ashburton Commercial Precinct - Outcomes of peer review process

Executive Summary

Purpose

The purpose of this report is to inform the Urban Planning Delegated Committee (UPDC) of the outcomes of the peer review of the High Street Commercial Precinct, Ashburton prepared by heritage consultants GJM Heritage and to seek a resolution to commence preliminary consultation on the heritage citation for the revised precinct.

Please note the High Street Commercial Precinct Heritage Citation - Context (2019) was attached twice in error in the original distribution of the agenda. This was noticed by officers and a revised agenda was published which included the additional High Street Commercial Precinct, Ashburton Citation – GJM Heritage (2021) as Attachment 3.

Background

The High Street Commercial Precinct was initially identified in the Draft Ashburton Heritage Gap Study which recommended nine individual heritage places and two heritage precincts for inclusion in the Heritage Overlay. A copy of the original precinct citation prepared by Context is provided at **Attachment 1**.

Following preliminary consultation of the Draft Ashburton Heritage Gap Study in November/December 2019, the Urban Planning Special Committee resolved to defer consideration of the High Street Commercial Precinct being included in the Heritage Overlay, and commission an independent peer review by a suitably qualified heritage consultant. A key factor in the decision to defer consideration of the High Street Commercial Precinct was the challenging retail and business conditions which traders were facing due to Covid-19 lockdowns and restrictions on trading.

Key Issues

Following the decision by the UPSC, GJM Heritage was commissioned to carry out a peer review of the High Street Commercial Precinct.

GJM Heritage found the recommendation to include the High Street Commercial Precinct in the Heritage Overlay to be strategically justified as an intact shopping strip from the Interwar era, subject to the following changes:

- Include additional properties at 261-281 High Street (east of Y Street) and 216 High Street in the precinct.
- Regrade the three Post-war buildings at 188-192 High Street from 'contributory' to 'non-contributory'.
- Regrade the two Interwar buildings at 237-239 High Street from 'non-contributory' to 'contributory'.
- Include additional comparative analysis of the precinct with other Post-war commercial high streets within the City of Boroondara.

GJM Heritage also concluded the precinct does not satisfy Criterion E (aesthetic significance), and important attributes of the proposed precinct, including its very

high level of consistency of built form, were not well articulated in the citation or the Statement of Significance. The letter of advice from GJM Heritage is provided at **Attachment 2**.

Based on the advice provided from GJM Heritage, officers commissioned a revised heritage citation, provided at **Attachment 3**.

Next Steps

Given trading restrictions have returned to normalised settings, the matter should be revisited. It is recommended to undertake preliminary consultation on the revised citation for an expanded precinct as recommended by GJM Heritage. Following a preliminary consultation process, a report will be prepared for consideration by the Urban Planning Delegated Committee.

Officers' recommendation

That the Urban Planning Delegated Committee resolve to:

1. Note the draft heritage citation prepared by GJM Heritage following the peer review of the recommendation to include the High Street Commercial Precinct in the Heritage Overlay through the Ashburton Heritage Gap Study (Attachment 3).
2. Include the additional properties identified by GJM for inclusion in the precinct on the Possible Heritage Layer and monitor for any Section 29A demolition Report and Consent Applications and planning permits implying demolition.
3. Commence preliminary consultation on the draft heritage citation prepared by GJM Heritage in November 2022.
4. Following preliminary consultation, prepare a report for the Urban Planning Delegated Committee on the outcomes of the consultation and consider feedback received.

Responsible director: **Scott Walker, Director Urban Living**

1. Purpose

The purpose of this report is to:

- Advise the Urban Planning Delegated Committee (UPDC) of the outcomes of the peer review carried out by GJM Heritage of the High Street Commercial Precinct, Ashburton and associated precinct citation.
- Seek a resolution from the UPDC to commence preliminary consultation on the draft High Street Commercial Precinct, Ashburton heritage citation and peer review recommendations.

2. Policy implications and relevance to community plan and council plan

Boroondara Community Plan 2021-31

The Boroondara Community Plan 2021-31 sets out the 10-year vision for Boroondara's future based on values, aspirations and priorities important to the community.

The amendment supports the following strategic objectives of the Community Plan:

- **Strategic Objective 4:** Protect the heritage and respect the character of Boroondara, while facilitating appropriate, well-designed development.
- **Strategic Objective 6:** A vibrant local economy and shops that are accessible, attractive and a centre of community life.

Heritage Action Plan 2016

The Heritage Action Plan was adopted by Council on 2 May 2016 and establishes the framework to guide Council's heritage work program as it relates to the identification, protection, management and promotion of Boroondara's heritage assets.

The heritage study is consistent with the following purpose of the Heritage Action Plan 2016:

- Identify opportunities to improve the protection, management, and promotion of the City's heritage assets (including public and private buildings, parks, gardens, public spaces, objects and other features).

Boroondara Planning Scheme

The identification and protection of the subject sites through the Heritage Overlay is consistent with the Planning Policy Framework (PPF), including the following Clauses:

- Clause 02.03-4 - **Built environment and heritage** of the Municipal Planning Strategy which includes the strategic direction to 'protect all

individual places, objects and precincts of cultural, aboriginal, urban and landscape’.

- Clause 15.03-1S - **Heritage conservation** which seeks to ‘ensure the conservation of places of heritage significance; and to ‘identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme’.
- Clause 15.03-1L - **Heritage in Boroondara** which seeks to ‘preserve ‘significant’ heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm’.

The PPF seeks to ensure the Heritage Overlay is applied to protect places of heritage significance in the City of Boroondara.

Plan Melbourne 2017-2050

The identification, assessment and protection of places of local heritage significance are supported by Outcome 4 of Plan Melbourne which seeks to ensure that ‘*Melbourne is a distinctive and liveable city with quality design and amenity*’.

Direction 4.4 recognises the contribution heritage makes to Melbourne’s distinctiveness and liveability and advocates for the protection of Melbourne’s heritage places.

Specifically, Policy 4.4.1 ‘*Recognise the value of heritage when managing growth and change*’ acknowledges the need for ‘*continuous identification and review of currently unprotected heritage sites and targeted assessments of heritage sites in areas identified as likely to be subject to substantial change*’.

The heritage citation is consistent with these Plan Melbourne directions and initiatives.

Planning and Environment Act 1987

The proposal is consistent with the objectives of planning in Victoria, in particular the objective detailed in Section 4(1)(d) of the *Planning and Environment Act 1987* (the Act), being:

To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

This means that Council has a statutory obligation to continuously identify and protect places of heritage significance through the Heritage Overlay.

3. Background

Municipal Wide Heritage Gap Study

On 25 July 2016, Council resolved to engage heritage consultants, Context Pty Ltd, to commence the Municipal Wide Heritage Gap Study (MWHGS). The MWHGS is a proactive work program to identify and protect valued heritage properties and precincts through inclusion of properties in the Heritage Overlay. The MWHGS is a proactive work program to identify and protect valued heritage properties and precincts through inclusion of properties in the Heritage

Overlay. The study has two components: a street-by-street assessment of properties not currently included in the Heritage Overlay; and implementation of heritage controls to properties recommended for heritage protection by the assessment.

The Heritage Overlay is the mechanism which allows Council to protect heritage places of local significance. Inclusion of properties and precincts in the Heritage Overlay triggers planning permit requirements for demolition, alterations and additions, and new buildings.

Status of Amendment C337boro

Amendment C337boro implemented the recommendations of the Ashburton Heritage Gap Study and was gazetted by the Minister for Planning on 30 June 2022.

Ashburton Heritage Gap Study

The Draft Ashburton Heritage Gap Study (the draft Study) recommended nine (9) individually significant heritage places and two heritage precincts be included in the Heritage Overlay. This included the High Street Commercial Precinct.

Preliminary consultation on the draft Study was undertaken between 11 November 2019 and 9 December 2019. Fifty-six (56) submissions were received including 12 supporting submissions, four neutral submissions and 40 opposing submissions.

Thirty-one (31) of the opposing submissions received were from property owners, occupiers, and traders associated with the High Street Commercial Precinct, and the Ashburton Traders Association. Generally, submitters opposed the recommendation for the following reasons:

- The onset of the COVID-19 pandemic and associated lockdowns and restrictions have created challenging economic and retail conditions for traders, and the recommendation is an unwanted distraction from business operations.
- The buildings do not display uncommon, unusual, rare or historical and cultural significance.
- Lack of heritage value of the subject properties based on simplicity of form and design.
- Alterations to properties, particularly at ground floor level.
- The recommendation is inconsistent with Victorian Government objectives encouraging residential intensification in shopping centres to support retail.
- A Heritage Overlay will stop improvements and good developments and stop customers coming to Ashburton.

The citation prepared by Context as part of the Draft Study is provided at **Attachment 1**.

Resolution of 6 July 2020

The Urban Planning Special Committee (UPSC) considered the Draft Study and preliminary feedback received at its meeting of 6 July 2020. The UPDC resolved to adopt the study without the High Street Commercial Precinct. Instead the UPDC resolved to commission an independent peer review of the recommendation by a suitably qualified heritage consultant.

A key factor in the decision to defer consideration of the High Street Commercial Precinct was the challenging retail and business conditions traders were facing during extended Covid-19 lockdowns in 2020 and 2021.

Amendment C337boro to the Boroondara Planning Scheme included 9 individual places and one heritage precinct in the Heritage Overlay.

4. Outline of key issues/options

High Street Commercial Precinct Peer Review

GJM Heritage was commissioned to carry out a peer review of the recommendation to include the High Street Commercial Precinct in the Heritage Overlay. This included a peer review of the citation prepared by Context for the precinct as part of the draft Ashburton Heritage Gap Study.

GJM have finalised their assessment and found the recommendation to include the High Street Commercial Precinct is strategically justified, subject to the following changes:

- Include 261-281 High Street (east of Y Street) and 216 High Street in the precinct.
- Regrade the three Postwar buildings at 188-192 High Street from 'contributory' to 'non-contributory'.
- Regrade the two Interwar buildings at 237-239 High Street from 'non-contributory' to 'contributory'.
- Include additional comparative analysis of the precinct with other Postwar commercial high streets within the City of Boroondara.

GJM also concluded that the precinct does not satisfy Criterion E (aesthetic significance) as originally argued by Context. Instead, GJM formed the view the precinct is a group of modest commercial buildings generally without any notable aesthetic and architectural qualities. Overall, GJM found the significance of the precinct to be in its overall consistency of scale, form and fabric.

GJM therefore considered the precinct citation (including the Statement of Significance) prepared by Context did not clearly articulate the important attributes of the proposed precinct, including its very high level of consistency of built form.

The letter of advice prepared by GJM Heritage for the peer review is provided at **Attachment 2**.

In accordance with the outcomes of their peer review, GJM Heritage has prepared a revised heritage citation for the expanded precinct. A copy of the new precinct citation is provided at **Attachment 3**.

Next Steps

As noted above, one of the key grounds of opposition to the introduction of a Heritage Overlay was the commercial impacts of repeated Victorian Government COVID19 lockdowns.

Given restrictions on businesses and public life have been largely removed over the last 12 months, it is considered appropriate to progress the peer review and the recommendations made by GJM.

Given GJM Heritage are recommending an expanded precinct, it is recommended to carry out preliminary consultation to seek feedback from property owners, traders and other interested parties on the revised citation prepared. This provides an opportunity to all affected property owners to provide feedback before Council considered whether to progress to a planning scheme amendment to apply a Heritage Overlay.

Following the completion of preliminary consultation, a report will be presented to the UPDC which will need to decide whether to formally adopt the new precinct citation and commence the formal planning scheme amendment process.

5. Consultation/communication

All affected and adjoining property owners and occupiers of the High Street Commercial Precinct, and the Ashburton Traders Association have been invited to this meeting.

Should the UPDC resolve to progress to preliminary consultation all affected and adjoining property owners and occupiers, and any community interest groups including the Ashburton Traders Association will be notified in writing and invited to provide feedback on the the outcome of the peer review process.

6. Financial and resource implications

Cost associated with the preparation and implementation of the Study will be funded through the Strategic and Statutory Planning Department recurring budget.

7. Governance issues

No officers involved in the preparation of this report have a general or material conflict of interest requiring disclosure under chapter 5 of the Governance Rules of Boroondara City Council.

The implications of this report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

8. Social and environmental issues

The inclusion of the High Street Commercial Precinct in the Heritage Overlay would have positive social and environmental effects by contributing to the continual protection and management of the City's heritage.

Manager: David Cowan, Manager Planning & Placemaking

Report officer: Rachel Brien, Strategic Planner

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High Street Ashburton Commercial Precinct

Prepared by: Context Pty Ltd

Address: 162-216 and 225-259 High Street, Ashburton

Name: High Street Ashburton Commercial Precinct	Survey Date: January 2019
Place Type: Commercial	Architect:
Grading: Significant	Builder: various
Extent of Overlay: See precinct map	Construction Date: 1925-1957

**GRADING**

- CONTRIBUTORY
- NON-CONTRIBUTORY
- EXISTING HERITAGE OVERLAY

 PRECINCT BOUNDARY
Historical Context

The suburb of Ashburton, formerly located in the municipal area of the City of Camberwell, is centred on the commercial strip of High Street and is bounded by Gardiners Creek to the south, Warrigal Road to the east, and Baker Parade and Yuile Street to the north (McConville 2008). Ashburton, which includes the localities of Solway and Alamein, experienced its most intensive and significant development after World War Two (Built Heritage 2012:17).

Ashburton was the name given to the local railway station (formerly named Norwood) on the Outer Circle railway line in 1890 at the suggestion of Camberwell City councillor E Dillon. It was named

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after his birthplace in Ashburton Terrace in Cork, Ireland (McConville 2008; *Victorian Places* 2015). Up until the 1920s, the area from Gardiners Creek to the Outer Circle Railway was referred to as Glen Iris, with the area from the railway line to Boundary Road referred to as Burwood. The postal districts of Ashburton and Ashburton South were declared in 1923 (Lee 2016:13).

Interwar development

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people and residents began moving out of the city proper to new suburbs. In the 1920s, Ashburton still comprised mainly dairy farms, market gardens and orchards with cars and carts travelling along High Street towards Glen Iris station and the tram terminus, but an influx of people and development at this time, accompanied by the economic boom of the time, brought changes to the rural character of the Ashburton area (McConville 2008).

Sewerage was supplied to Ashburton in the mid to late 1920s and a number of estates were subdivided in the area in the same decade: Waverley Golf Links Estate opened in 1922 (and re-opened in 1938); the Great Glen Iris Railway Junction Estate re-opened in 1923; the Ashburton Terminus Estate opened in 1924; an estate located between High Street and Dent Street opened in 1926 (see Figure 1) and reopened in 1934 as the Tower Hill Estate; and the New Township Estate opened in 1927. Ashburton Heights, developed by builder Clarence Gladstone Ward in 1926, featured concrete roads (Lee 2016:14).

The Ashburton shopping strip was surveyed in the 1920s and, by the mid 1920s, a few rows of bungalows and Mediterranean villas had been built down the slopes from the High Street shopping strip (shops and residences built by 1926 can be seen in Figure 1). The Ashy Dasher train was electrified in 1924 (Lee 2016:12, 17). The Ashburton Post Office opened on 15 December 1927; Ashburton primary school opened in 1928; and the Ashburton Hall in High Street, opened in 1927 by the Progress Association, served as a meeting place for the community as well as housing Catholic and Presbyterian church services (*Victorian Places* 2015).

Some development continued into the 1930s. Camberwell Council purchased land at the corner of High Street and Vears Road and, by 1932, had established Ashburton Park (Lee 2016:15). St Michaels Catholic Church was constructed in High Street in 1932, the Baptist Church built in Y Street in 1934, and the Methodist Church in Ashburn Grove in 1935 to a design by architects R M & M H King. The Ashburton Dairy was established by the Stocks family in High Street c1937 (Built Heritage 2012:81). However, for the most part, the economic depression of the 1930s slowed development in the area. Gardiners Creek was straightened in sections at this time by men on sustenance (welfare payments) (City of Boroondara 2018).

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AUCTION, SATURDAY, 30th OCTOBER, 1926, at 3 p.m.

Wonderfully high and healthy position, with beautiful slopes

59 GLORIOUS HOME SITES

On one of which, Lot 4, stands the Villa
(See photograph and description on back page)

The recent progress of Glen Iris and Ashburton has been phenomenal.
The Shops and Villas shown below have been built since the 1st of January, 1926.
The future rapid progress is assured, and an ever increasing rise in values of these beautiful lots can be safely predicted.
This lovely district provides for the natural expansion of two great Cities, Malvern and Camberwell.

Read the statistics—

MALVERN		
Year	Population	Unimproved Value
1924	37,884	£861,870
1925	38,296	£732,312
1926	39,658	£798,433

CAMBERWELL		
Year	Population	Unimproved Value
1923	27,749	3,127,678
1924	29,166	3,637,695
1925	31,009	4,815,447
1926	36,291	4,967,346

ON HARGREAVES' ESTATE AGENTS
SJSO
250 COLLEGE

Ashburton Shopping Centre

LOCALITY PLAN

Group of Villas erected on the adjoining Estate since 1st January

Wonderful Terms for such High-class Land
£20 per lot Deposit
£3 Monthly
Balance in 5 years.
Interest 6 per cent, payable Quarterly.
Right to pay off at any time.
Building can commence at once.

The Estate having been proclaimed a brick area, its future as a high-class residential area is assured.

Figure 1. Estate plan for 56 home sites bounded by High Street, Munro Avenue, Dent Street and Tower Hill Road, Ashburton, 1926. Views include houses built on the adjoining estate (LHS) and Ashburn shopping centre (RHS). (Source: '56 glorious home sites' 1926)

Post-war development

Unlike most other suburbs then comprising the City of Camberwell, open land still existed in Ashburton in 1945, including a large area bounded by High Street, Ashburn Grove, and Warrigal Road that included the Ashburton Forest (Built Heritage 2012:133). Post-war development in this area was stimulated by the Housing Commission of Victoria, founded in 1938, which laid out its first residential estate at Port Melbourne and had soon established others at Preston, Brunswick, Coburg, Williamstown, Newport and six regional Victorian centres. The provisions of the *Housing Act 1943* allowed for the acquisition of sites for several large-scale suburban estates.

Most of Ashburton and nearby Holmesglen were identified as sites for substantial public housing estates after World War Two. In 1944 the Housing Commission acquired land for its proposed Ashburton estate of approximately 1000 houses. The land was mostly east of the railway line, at that stage closed but soon to be re-opened and took in the Ashburton Forest. The Housing Commission estate was named after El Alamein, north Africa, the site of the battle in 1942 which turned back the German army. World War Two events and locations were used to name streets in the suburb, including Tobruk Road, Liberator Street, Wewak Road and Victory Boulevard. In 1948 the railway line was extended from Ashburton to Alamein station (named in 1947) to service the new estate; the line was subsequently named the Alamein line (*Victorian Places* 2015).

The Housing Commission estate brought new business to the Ashburton shopping strip, located between Munro Avenue and the railway station. The shopping centre was expanded and upgraded after 1950, and after Chadstone shopping centre opened at Malvern East in 1960, local traders upgraded displays, improved parking and diversified outlets, ensuring the success of the centre (McConville 2008). Industry was also attracted to the area, including the Nicholas Ltd factory designed by architect D G Lumsden and built in Ashburton in 1955 (Built Heritage 2012:232).

The provision of services continued in later years with a library designed by architect Daryl Jackson opened in High Street, Ashburton, in 1980 (Built Heritage 2012:191).

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Today, Ashburton has an active shopping centre strip along High Street near the railway station. Ashburton Park and Warner Reserve have modern indoor and outdoor swimming pools and associated facilities. The Malvern Valley golf course is located on Gardiners Creek (*Victorian Places* 2015).

Precinct history

High Street was formed as part of the survey of the Parish of Boroondara in 1838. According to a journalist in the 1860s, High Street at that time consisted of an abattoir at one end, a blacksmith's forge at the other (see Figure 2), with a continuation of bog holes in between (cited in Lee 2016:6). The Gardiner Road Board and Boroondara Road Board carried out some limited gravelling of High Street in 1861-62, and formed and metalled it in 1864 (Lee 2016:7).

By 1892, John Lee had opened a store in High Street, next to the Ashburton railway station (Lee 2016:11).



Figure 2. Showing Fisher's shoeing forge at 328-330 High Street, in operation by the 1860s. (Source: 'Fisher's Shoeing Forge, 328-330 High Street, Ashburton', undated)

The High Street Commercial Precinct was developed on and adjacent to the 1888 Great Glen Iris Railway Junction Estate. The 1888 estate subdivision plan included commercial lots fronting the southern side of High Street (see Figure 3), however these were not developed until the 1920s and 1930s, during a period of consolidated residential estate development in the area.

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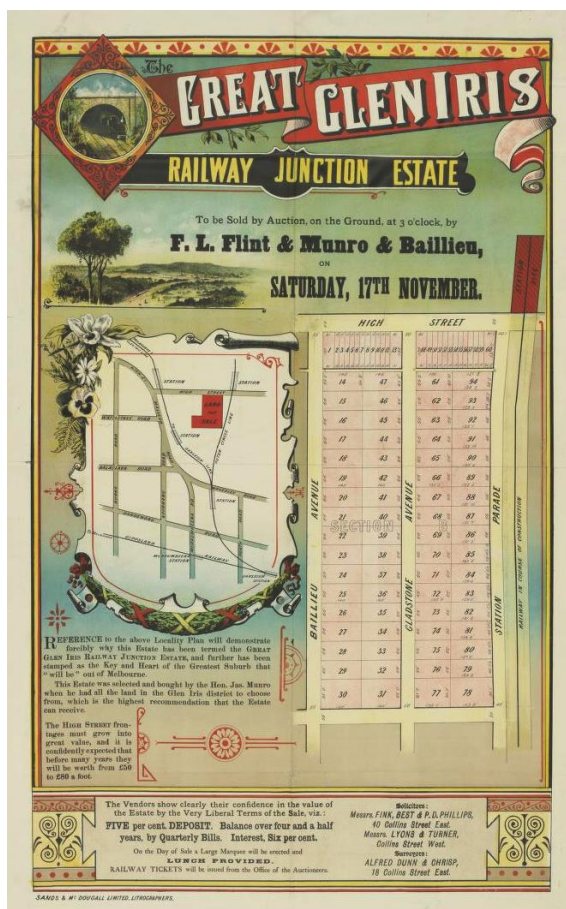


Figure 3. Great Glen Iris Railway Junction Estate, Ashburton, 1888. ('Great Glen Iris Railway Junction Estate' 1888?)

The development of the subject precinct reflects the development phases of the Ashburton area more generally, with shops constructed in two main stages: during the interwar years of the 1920s and 1930s; and after World War Two, in the 1950s.

Interwar development

In 1923 the Great Glen Iris Railway Junction Estate was revised by surveyor, E L G Cresswell, with streets renamed: Baillieu Avenue became Highgate Grove; Gladstone Avenue became Lexia Street; Station Parade became Ward Street; and Station Street became Dent Street (Butler 1997).

Part of the estate redevelopment included the surveying of the Ashburton Heights Estate, developed by builder Clarence Gladstone Ward in 1926 to the immediate west of Glen Iris Railway Junction Estate. Ashburton Heights incorporated Dent Street, the eastern side of Munro Street, High Street and Highgate Grove. By August 1926, Ward had built 20 houses in the Ashburn Heights Estate, all brick five- or six-roomed residences with garages (*Herald* 6 August 1926:18). Ward also built five shops in High Street (Lee 2016:14)

By the mid 1920s, the subject precinct in the Ashburton shopping centre comprised a real estate agent, Gordon Hargreaves, at 243 High Street in premises built by 1925 (see Figure 4), and a store (Lee 2016:11).

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Figure 4. Showing Gordon Hargreaves Real Estate building at 243 High Street in 1925. (Source: Mawby 2018)

By 1926, C G Ward had built shops and dwellings at 245 and 249 High Street (BP; 'Ashburton Shopping Centre' 1926). Because of their architectural symmetry, the shops and dwellings at 247, 251 and 253 High Street are likely to have been constructed by Ward in the same period (construction dates and builder details for these properties are not noted in the available City of Camberwell building cards) (see Figures 5 and 6) ('Ashburton Shopping Centre' 1926).



Figure 5. Showing Gordon Hargreaves Real Estate building at 243 High Street, and five shops and dwellings at 245-253 High Street, in 1926. (Source: 'Ashburton Shopping Centre' 1926)

Additional shops in the High Street precinct were erected in the late 1920s: numbers 184-186 in 1927 for V M Smith; number 194 in 1928 by a Mr Eddy; number 235 by builder H Fudge for butcher J T Hepburn; and number 259 by builder W Eddy in 1928 (BP).

By 1930 on the northern side of High Street in the subject precinct, the following businesses were in operation between Marquis Street and Y Street travelling in a easterly direction: the Commercial Bank; James Hepburn butcher (number 235); G Hargreaves Pty Ltd estate agents (number 243);

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Walter Hooper confectioner; Miss G Turner fancy goods; Mrs D Cooney draper (number 251); Mrs K D Ross fruiterer; T S A McCausland chemist; Edward Lee boot repairer (number 257); and A E Richards ironmonger (number 259) (BP; S&MC 1930).

By 1930 on the southern side of High Street in the subject precinct, travelling in a easterly direction between Highgate Grove and Lexia Street, the following businesses operated: H Wetherall plumber; H G Johnston garage (number 192); and A O Bilson grocer (likely 194 High Street); between Lexia and Ward streets, Mrs I Logan operated a newsagent (BP; S&MC 1930).



Figure 6. Showing five two-storey brick shops and dwellings (273-281 High Street – not part of the subject precinct) under construction in Ashburton shopping centre in 1934. Part of the subject precinct, believed to be 245-253 and 259 High Street, constructed in the 1920s, is shown outlined in red. (Source: ‘Tower Hill Estate’ 1934)

A number of shops with dwellings were constructed in the subject precinct in the 1930s.

On the southern side of High Street, builders R A Dixon and Sons constructed shops at numbers 180-182 in 1937; L E Newman at numbers 196-204 in 1938 and numbers 206-212 in 1939; and number 214 was built in 1931 for owner Isabella Logan (BP).

By 1927 builder R A Dixon was operating as R A Dixon and Sons from the Nicholas Building in Swanston Street, Melbourne. In that year, the firm was noted for having constructed the Mayfair Esplanade Theatre, St Kilda, additions to the Kew Asylum and the Mont Park Sanatorium and was in the course of building a new chapel at Geelong Grammar School, Corio (*Herald* 6 June 1928:14). When R A Dixon died in 1932, an obituary described him as ‘one of Melbourne’s leading builders’ who began his building career in Ballarat, moved to Western Australia, and then to Melbourne c1909. In addition to the projects mentioned above, his contracts, with his sons, included the construction of the Masonic Club in Flinders Street, accommodation for boarders at Scotch College, and the dining hall at Geelong College. He held positions in a number of Masonic Lodges (*Herald* 14 July 1932:29). By 1935, the Dixon building business was operating from Hawthorn (*Age* 30 March 1935:16).

On the northern side of High Street, R A Eddy built shops and dwellings at numbers 225-229 in 1939 and W A Medbury built two shops and a dwelling at 231 High Street in 1937 (the two shops at 231 and 233 High Street were combined into one in 1976) (BP).

In 1937, additions were made to the existing shop at 243 High Street, the Gordon Hargreaves Real Estate building, at a cost of £3400 (BP).

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Builder J Hattersby constructed shops and dwellings at 237-239 High Street in 1939 (BP). The building at 237 High Street was occupied by the Bank of New South Wales and the ANZ Bank in the 1960s and 1970s (BP).

Grocers Moran and Cato built a shop at 241 High Street in 1937 (BP).

Two shops and dwellings at 255-257 High Street were built for Miss G E Moss after 1934 (BP; 'Tower Hill Estate' 1934).

By 1938 on the northern side of High Street in the subject precinct, the following businesses were in operation: J T Hepburn, butcher, at number 237; Richard Somers, estate agent, at 243; A E Barton, fruiterer, at 245; R H Eastman, confectioner, at 249; I and R Abbott, fancy goods, at 251; T S A McCausland, chemist, at 253; Ashburton Post Office at 255; E T Owens, boot repairer at 259 (S&Mc 1938).

By 1938 on the northern side of High Street, the following businesses operated in the subject precinct: B R O'Grady, butcher, at number 184; Mrs G Hepburn, dairy produce, at 186; A W Roscoe, manchester, at 192; W J Stevenson, grocer, at 194; and Mrs I Logan, newsagent, at 204 (S&Mc 1938).

Post-war development

In 1949, a newspaper article reported on the lack of shops at the newly opened Housing Commission estate at Alamein, noting that residents had to access the Ashburton shopping centre, whose prices were 'thriving as a result of the influx of customers' and were 'generally higher than these new dwellers, who come mostly from industrial and semi-industrial suburbs', had formerly paid (Age 14 January 1949:5).

An influx of population into the Housing Commission estate from the 1940s instigated another stage of development in the Ashburton shopping centre. In 1955, for instance, new lock-up shops in Ashburton, 40 feet deep and 60 feet deep, or built to specific requirements, were advertised for sale by real estate agent W J Giblett (Argus 15 June 1955:16).

In the subject precinct, L Smith erected three shops and dwellings at 178 High Street in 1950 (BP). Kensington building company Simmie & Co Pty Ltd built a shop at 216 High Street in 1953. Brighton builder, K Jellis, constructed shops at 188-192 High Street in 1954 (BP).

R D Shields built brick shops at 162-170 High Street in 1957 on a site that formerly housed a residence built in 1926 (BP).

Builder Cooper Morison Pty Ltd made alterations to the Moran and Cato store at 241 High Street in 1958 (BP).

Part of the Ashburton shopping centre in 1988 can be seen in Figure 7. The shopping centre, known today as Ashburton Village 3147, continues to thrive.

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Figure 7. Showing shops at 245-259 High Street in 1988. (Source: 'Shopping centre, High Street, Ashburton' 1988)

Description & Integrity

The High Street Commercial Precinct runs along both sides of High Street, Ashburton, from the Alamein train line (former Outer Circle Line) to just beyond Marquis Street on the northern side (Nos. 225-259) and between Highgate Grove and just before Ward Street on the southern side (Nos. 162-216). It is located on the northern side of the HO227 Great Glen Iris Railway Junction Estate, Ashburton, a residential area developed in the 1920s and 1930s which is part of the same subdivision as 182-216 High Street in this precinct. High Street is a primary State arterial road that links St Kilda Road, Melbourne to the outer eastern suburbs. The precinct consists of single and double storey shops built largely in the interwar period with a second wave of development occurring in the 1950s. This development coincided with an influx of people into the area after the completion of the Ashburton Housing Commission Estate in 1948.

All the shops are built to the front and side boundaries forming a continuous street wall. The earlier shops are built in a range of interwar styles whilst the latter 1950s shops exhibit a simplicity in design that accompanied a post-war austerity. The precinct is enhanced by several sets of shops built to the same or similar designs.

The earliest shop built in the precinct dates from 1925. Located at 243 High Street it is a red brick single storey shop with a simple stepped parapet set between engaged piers. By 1928 a number of additional shops had been constructed. All were double storey. They include a group of five shops at Nos. 245-253 built in 1926, a pair of shops at Nos. 184-186 built in 1927, single shops at No. 194 and No. 235 built in 1928 and a group of three shops at Nos. 255-259 built in 1928. These shops are representative of a simplified Commercial Freestyle architecture with Arts and Craft influences. All are constructed in face brickwork, some with smooth or roughcast render bands. All have parapets concealing the roof form behind. The parapets sit between slab capped piers defining the boundary of each individual shop. The upper level facades and parapets of the shops between Nos. 245-259 are largely intact and provide a uniform streetscape enhancing their visual presence and contributing a sense of cohesion to the precinct.

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Figure 8. Showing shops at 245-259 High Street, Ashburton. (Source: Context 2019)

The western end of the precinct is enhanced by the distinctive group of shops built on opposing corners of Marquis Street. Nos. 231-233 High Street on the eastern corner was built in 1937 in the conservative Georgian Revival architectural style whilst the group of three shops at Nos. 225-229, built in 1939, display the horizontal lines, curved corners and geometric forms of the Moderne.

The shops at 225-229 High Street retain typical elements of the Moderne architectural style to their first floors including: sheer wall planes, a curved corner, horizontal banding in the brickwork and contrasting vertical banding at the corner, a raised parapet concealing a flat roof behind and steel framed windows with horizontal glazing bars. The original sandy coloured wash survives on the rendered elements of the parapet.



Figure 9. Showing shops at 225-229 High Street, Ashburton. (Source: Context 2019)

In contrast, the shops at 231-233 High Street demonstrate the restrained and simplified classicism of the Interwar Georgian Revival architectural style. In Australia, the Interwar Georgian Revival style began to make its presence felt during the 1920s. Rediscovering the simple and subtle details of the early nineteenth century architecture of New South Wales and Tasmania, this interwar style was the first time in Australia's history that an early style of our own architecture was chosen as the starting point for a twentieth-century idiom. Hallmarks of the Georgian Revival style were a simplicity and clarity of proportions layered with a restrained classicism. Predominantly domestic in

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scale, the buildings were frequently of fine face brickwork or stucco, symmetrical and with regular repetitive fenestrations. Roof lines were commonly simple hips (often steeply pitched), whilst classical elements such as orders, porticoes, pediments, etc. added a refinement to overall compositions.



Figure 10. Showing shops at 231-233 High Street, Ashburton (Source: Context 2019)

At Nos. 231-233 High Street, typical elements of the Georgian Revival style (at the upper level) include: a symmetrical façade with central 'pediment' element, high pitched roof form, decorative rondel gable end roof vents, six over six double hung sash windows with shutters and a discrete cornice below the gutter line across the principal façade.

The shops on the southern side of the precinct are built in a range of interwar architectural styles, with some post-war buildings. Interwar architectural styles include a simplified Commercial free style with Arts and Crafts influences [Nos.184-186 (1927), 194 (1928) & 214 (1931)], Moderne [Nos. 196-204 (1938)] and Old English [Nos.180-182 (1937) & 206-212 (1939)].

Notable examples include the group of five shops at 196-204 High Street constructed in 1938 by builder L E Newman. Built in the interwar Moderne architectural style it has a sheer rendered wall plane, horizontal recessed banding and striking curved corner to Lexia Street. Steel framed windows with horizontal glazing bars are protected by projecting slab awnings. Unusually the upper floors of Nos. 198-204 are recessed allowing for balconies. Whilst these have all been filled in with windows or breezeblocks they remain legible elements and could be reversed.

The four shops at Nos. 206-212 were built the following year in 1939 by the same builder L E Newman. Of interest is the pressed metal 'Jazz Moderne' soffit lining to the awnings to Nos. 196-210 (spanning the two groups of shops built by builder L E Newman) which appears original.

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Figure 11. The soffit lining to the awning of 196-210 High Street. (Source: Context 2019)

An influx of population into the Housing Commission estate from the 1940s instigated another stage of development in the Ashburton shopping centre. Within the precinct, shops were built at Nos. 174-178 in 1950, 216 in 1953, 188-192 in 1954 and 162-170 in 1957.

Nos. 188-192 and 216 are simple single-storey shops that reflect an austerity prevalent in post-war design, largely driven by a scarcity in building materials.

The group of three shops at 174-178 High Street, built in 1950, exhibit stylistic traits of the interwar Moderne architectural style popular during the 1930s and the precursor to post-war Functionalism. However, whilst Functionalism cherished theories of 'rational' and 'functional' design, the Moderne style, whilst providing a modern break from past styles, was more escapist rather than intellectual, inherently decorative rather than stridently functional. This building is of note for its high degree of intactness at both the street and first floor level. Distinctive features include the curved layout of the shop fronts shown on the original architectural drawings, and still evident at Nos. 174 and 176, fenestration at the upper level with a horizontal band of steel framed windows with curved end and tiled columns that demarcate the boundary of the individual shops and run through the ground and first floor elevations.

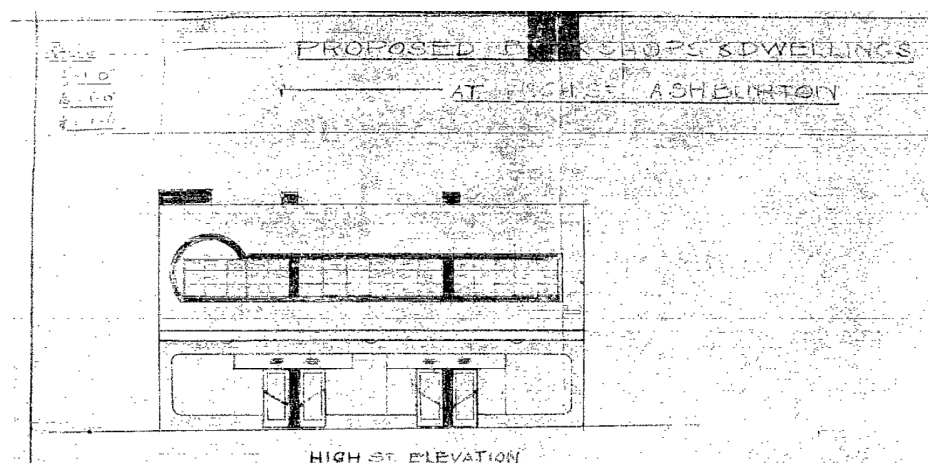


Figure 12. Extract of original architectural drawing, 174-178 High Street, Ashburton showing High Street Elevation. Designed by G. James 1950. (Source: City of Camberwell building permit plans)

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In contrast Nos. 162-170 (1957) embrace Functionalism. Stylistic features included the simple flat roof line with projecting eaves, sloping windows at the upper level (remnants of the original sloping shop front detail can also be seen at No. 162 facing Highgate Grove), floor to ceiling windows, the use of new materials and technology creating uninterrupted floor spaces internally, such as the lightweight expressed structural steel beams, and a stripping back of decorative styling coupled with textural surfaces for interest. The stacked stone cladding the piers between the shopfronts is original as is the shopfront at No. 170.



Figure 13. The shops at 174-178 High Street, Ashburton, designed by G. James in 1950. (Source: Context 2019)



Figure 14. The shops at 162-170 High Street, Ashburton constructed in 1957. (Source: Context 2019)

On High Street, there are a number of shopfronts that are either partially or largely intact:

- Largely intact: 170, 172, 174, 176, 180, 182, 188, 202, 212, and 229
- Partial intact: 162, 164, 166, 168, 190, 196, and 196A

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Many of these shops retain their ingo (recessed entry), some with original tiled or terrazzo floors, original ingo soffit, original metal window frames, highlight windows and tiled stallboards.

The most interesting of these include the shopfronts at 172-176 High Street which retain their original layout with curved glass form, drawn metal frame and curved corners at its western end (refer Figure 13). Whilst original tiles have been either replaced or removed, the black tiling to the central pillar appears original as do the timber doors. The arcade form at 182 is also of note with the two-street facing and internal shopfronts intact, although the original tiling has been lost. The unusually deep ingo at number 212, creating an extra-large display case at the front, is also of interest.

All other shopfronts have been replaced.

There are two Non-contributory properties in the precinct. This is the pair of shops at Nos. 237-239, built in 1939. When first constructed, they shared a curved and stepped parapet and four timber windows to the first floor of each shop. Since that time, the parapet has been truncated, the windows replaced by a single large steel window, shopfronts replaced, and the facades over-clad. Amongst the Contributory properties, many have lost their original shopfronts and a number of facebrick facades have been overpainted. In some, the first-floor balcony opening has been infilled with windows or blockwork (see Nos. 198-204), and in others the first-floor windows have been replaced (see Nos. 249 and 253). The upper storey of No. 186 (but was identical to No. 184), and the upper storey windows of No. 225 (which is part of Nos. 225-229) have been boarded over.

Comparative Analysis

There are a number of commercial precincts with permanent controls in the Boroondara Heritage Overlay, in the suburbs Kew, Hawthorn, Camberwell, Surrey Hills and Canterbury. There are none in Glen Iris or Ashburton. There is an emphasis on Victorian and Edwardian commercial/retail development in delineating most of these existing precincts, with a few exceptions:

- HO145 Maling Road Shopping Centre and Residential Environs, Canterbury - A fine collection of Edwardian and early interwar retail and commercial buildings grouped around the railway station, including many individually significant examples and original shopfronts. Most of the single-storey and double-storey shops have been built in rows, which enhances their visual presence. It adjoins an area of Victorian and Federation-era residential development.
- HO532 Union Road Commercial Precinct, Surrey Hills - The main Surrey Hills shopping area developed from the 1880s through the 1920s. The buildings are a mix of single and two-storey buildings, most of which have simple detailing.
- HO505 Burke Road North Commercial & Transport Precinct, Camberwell - A cohesive group of retail and commercial buildings, built between 1880 and the 1930s, in the vicinity of Camberwell Railway Station. It features single and double-storey Victorian, Edwardian, and interwar shop buildings, including a row of two-storey interwar Old English shops.
- HO520 Kew Junction Commercial Precinct - A collection of retail, commercial and civic buildings mainly from the late Victorian and interwar periods, including a substantial number from the 1930s. The built form is primarily two-storeys in scale. The focal point of the precinct is the fiveways junction with its collection of civic buildings and the WWI memorial.

As set out above, there is coverage of 1920s shops in a few precincts. While there are a number of elaborate two-storey shops from the 1900s and 1910s in the Maling Road precinct, those from the 1920s are comparatively plain and almost all single storey. In this regard, High Street Ashburton has a finer collection of 1920s shops, both single and two-storeyed. The same can be said for Union Road Surrey Hills, which has a very mixed character and quite modest 1920s shops. In Burke Road North Camberwell, the eastern side of the street to the north of the Camberwell Railway Station was subdivided in 1918, so this part of the precinct contains shops constructed

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between that time and the mid-1930s. The c1919 Davies' Building on the corner of Cookson Street is particularly fine. To its north there is one pair of two-storey 1920s shops (728-730 Burke Road) and several single examples, as well as single-storey rows. Very few of them have retained their original shopfront and the overall intactness is moderate.

Kew Junction Commercial Precinct is the most closely comparable to High Street Ashburton. It is larger, and contains many Victorian and Edwardian buildings, but it is the only one to contain an appreciable number of 1920s and 1930s shops. Like Ashburton, it contains a number of rows of identical two-storey 1920s shops with a simplicity and materiality influenced by the Arts and Crafts style (for example, 192-196, 198-202, 201-205 and 213-219 High Street). Like Ashburton, it also has a few rows of two-storey 1930s shops in a simple version of the Moderne style (162-174 and 254-258 High Street). Of particular interest in Kew Junction are two rows of 1930s shops with clinker brick walls and gable details, at 142-146 and 154-160 High Street, the second of which is individually significant. The Georgian Revival shops at 231-233 High Street Ashburton use similar massing to those shops, though its brickwork detailing is more modest. The overall intactness of interwar shops in the two precincts is similar.

Post-war shops are generally not represented, though there are a few individual examples in the Heritage Overlay, such as the 1954 shop at 1363 Burke Road (HO607). This shop has similar features to the 1957 shops at 162-170 High Street, including stacked stone cladding and sloping windows, though it is more intact.

In conclusion, High Street Ashburton contains interwar commercial building stock which is not widely represented in the current Boroondara Heritage Overlay. In architectural design and the presence of groups of two-storey 1920s and 1930s shops, it is comparable to the larger and more heterogeneous Kew Junction Commercial Precinct. The presence of early post-war shops is not something that is protected in other precincts. The intactness of buildings in the proposed precinct is similar to Kew Junction, with the replacement of some shopfronts, overpainting and minor alterations, and its low number of Non-contributory buildings is unusual for medium to large-sized HO precincts in Boroondara.

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Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).

The High Street Ashburton Commercial Precinct is of historical significance for its evolution in sync with the area's major residential development periods. The first of these was in the 1920s, when the Great Glen Iris Railway Junction Estate was re-subdivided in 1923 and the Ashburton Heights Estate was surveyed in 1926. Rapid residential development began on the streets just to the south, supporting commercial development along High Street. The 1930s saw continued development both along High Street and in residential streets further west (farther from the Ashburton Railway Station). The precinct also illustrates the major post-war development in the eastern part of Ashburton, particularly the Housing Commission Estate. This further influx of local customers spurred the construction of a number of new shops, mostly at the western end of the shopping centre.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The precinct is of architectural significance for its illustration of popular commercial architectural styles of the interwar and early post-war periods, with a relatively high intactness of buildings, particularly their first floors. The 1920s shops are representative of a simplified Commercial Freestyle architecture with Arts and Craft influences, with facades of face brickwork, often with roughcast render bands. The 1930s shops are primarily Moderne in style, with a few Old English examples and a notable Georgian Revival building (Nos. 231-233). The precinct also demonstrates the development of the Modern movement from 1930s Moderne to 1950s Functionalism, which is particularly evident in the corner buildings (compare 162-170 High Street from the 50s with 162-170 & 225-229 High Street from the 1930s). The shops at 174-178 High Street are also quite an interesting transitional building as it exhibits many features of a 1930s Moderne building but was designed in 1950.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The precinct is of aesthetic significance due to the many groups of shops designed as an ensemble, most of them two-storey in height. Some are rows or pairs of identical shops, but more often they are alternating designs or several shops massed as a single building giving them greater visual prominence and landmark value. This landmark quality is further strengthened in some cases by the use of corner sites giving a three dimensionality to the facades (at 162-170, 225-229 & 196-210 High Street).

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

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CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A

Statement of Significance

What is Significant?

The High Street Ashburton Commercial Precinct, comprising 162-216 and 225-259 High Street, Ashburton, is significant. The commercial buildings in the precinct were built between 1925 and 1957, just to the west of the Ashburton Railway Station.

Shops built between 1925 and 1957 are Contributory, as are all original cantilevered verandahs, and the intact (or partial) original shopfronts at 162-182, 188-190, 196-196A, 202, 212 and 229 High Street. The altered shops at 237-239 High Street are Non-contributory.

How is it significant?

The precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The High Street Ashburton Commercial Precinct is of historical significance for its evolution in sync with the area's major residential development periods. The first of these was in the 1920s, when the Great Glen Iris Railway Junction Estate was re-subdivided in 1923 and the Ashburton Heights Estate was surveyed in 1926. Rapid residential development began on the streets just to the south, supporting commercial development along High Street. The 1930s saw continued development both along High Street and in residential streets further west (farther from the Ashburton Railway Station). The precinct also illustrates the major post-war development in the eastern part of Ashburton, particularly the Housing Commission Estate. This further influx of local customers spurred the construction of a number of new shops, mostly at the west end of the shopping centre. (Criterion A)

The precinct is of architectural significance for its illustration of popular commercial architectural styles of the interwar and early post-war periods, with a relatively high intactness of buildings, particularly their first floors. The 1920s shops are representative of a simplified Commercial Freestyle architecture with Arts and Craft influences, with facades of face brickwork, often with roughcast render bands. The 1930s shops are primarily Moderne in style, with a few Old English examples and a notable Georgian Revival building (Nos. 231-233). The precinct also demonstrates the development of the Modern movement from 1930s Moderne to 1950s Functionalism, which is particularly evident in the corner buildings (compare 162-170 High Street from the 50s with 162-170 & 225-229 High Street from the 1930s). The shops at 174-178 High Street are also quite an interesting transitional building as it exhibits many features of a 1930s Moderne building but was designed in 1950. (Criterion D)

The precinct is of aesthetic significance due to the many groups of shops designed as an ensemble, most of them two-storey in height. Some are rows or pairs of identical shops, but more often they are alternating designs or several shops massed as a single building giving them greater visual prominence and landmark value. This landmark quality is further strengthened in some cases by the use of corner sites giving a three dimensionality to the facades (at 162-170, 225-229 & 196-210 High Street). (Criterion E)

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Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

PRECINCT GRADINGS SCHEDULE

Name	Number	Street	Grading	Built Date
	225	High Street	Contributory	1939
	227	High Street	Contributory	1939
	229	High Street	Contributory	1939
	231	High Street	Contributory	1937
	233	High Street	Contributory	1937
	235	High Street	Contributory	1928
	237	High Street	Non-contributory	1939, altered
	239	High Street	Non-contributory	1939, altered
	241	High Street	Contributory	1937
	243	High Street	Contributory	1925
	245	High Street	Contributory	1926
	247	High Street	Contributory	1926
	249	High Street	Contributory	1926
	251	High Street	Contributory	1926
	253	High Street	Contributory	1926
	255	High Street	Contributory	1928
	257	High Street	Contributory	1928
	259	High Street	Contributory	1928
	162	High Street	Contributory	1957
	164	High Street	Contributory	1957
	166	High Street	Contributory	1957
	168	High Street	Contributory	1957
	170	High Street	Contributory	1957
	172	High Street	Contributory	1950
	174	High Street	Contributory	1950
	176	High Street	Contributory	1950
	178	High Street	Contributory	1950
	180	High Street	Contributory	1937
	182	High Street	Contributory	1937
	184	High Street	Contributory	1927
	186	High Street	Contributory	1927
	188	High Street	Contributory	1954
	190	High Street	Contributory	1954
	192	High Street	Contributory	1954
	194	High Street	Contributory	1928
	196	High Street	Contributory	1938
	198	High Street	Contributory	1938
	200	High Street	Contributory	1938
	202	High Street	Contributory	1938
	204	High Street	Contributory	1938
	206	High Street	Contributory	1939
	208	High Street	Contributory	1939
	210	High Street	Contributory	1939
	212	High Street	Contributory	1939
	214	High Street	Contributory	1931
	216	High Street	Contributory	1953

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Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

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By email: robert.costello@boroondara.vic.gov.au

17 December 2020

Dear Mr Costello

**Heritage Advice: Proposed Heritage Overlay
High Street Commercial Precinct, Asburton, VIC 3147**

Following completion of a site inspection of the proposed High Street Commercial Precinct, Ashburton and its immediately surrounds I provide an updated peer review of the heritage citation prepared by Context Pty Ltd. In addition, I have discussed the assessment undertaken by Context with Ms Natica Schmeder of Landmark Heritage, which has helped clarify a number of matters. This letter updates the preliminary advice provided in September which, due to COVID-19 travel restrictions, relied upon the images provided in the heritage citation, Google Streetview and Nearmap imagery.

You requested our advice in relation to the following matters which are discussed in more detail below:

1. Review the Urban Planning Special Committee (UPSC) of Boroondara City Council report dated 6 July 2020 including the officers' response to submissions received on the High Street Commercial Precinct
2. Undertake a detailed review of the heritage citation
3. Review and provide comment (collectively) on the 31 opposing submissions.

The site inspection was undertaken by Ros Coleman, Architectural Historian of GJM Heritage and myself in bright overcast conditions on 24 November 2020. All photos were taken by GJM Heritage unless otherwise stated.

UPSC REPORT DATED 6 JULY 2020

At the UPSC meeting held on 6 July 2020 the Committee resolved to, amongst other matters:

4. *Defer consideration of the recommendation to include the High Street Commercial Precinct in the Heritage Overlay, and commission an independent peer review of the recommendation by a suitably qualified heritage consultant.*

This letter of advice addresses this resolution and has considered the *City of Boroondara Municipal-Wide Heritage Gap Study: Volume 8. Ashburton* (Ashburton Study) (Revised Report Dated 8 July 2020).

The accompanying officer's report considered by UPSC meeting included a tracked change revised version of the Ashburton Study dated 11 May 2020. While changes are recommended to a number of citations within the report none are recommended to the Ashburton Precinct. The officer's report goes on to note and respond to 31 opposing submissions to the inclusion of the proposed High Street Commercial Precinct including that provided by the Ashburton Traders Association and individual traders.

REVIEW OF HERITAGE CITATION**Methodology**

While a full review of the methodology for the Ashburton Study has not been undertaken we note that Context, as the authors of the heritage study, are experienced heritage consultants with extensive experience of undertaking local heritage studies and assessments. We make the following observations:

- The Ashburton Study report appropriately references Planning Practice Note 1: *Applying the Heritage Overlay* (PPN1) (September 2018) and the Australia ICOMOS *Burra Charter*
- The modified 'HERCON' heritage criteria included within PPN1 are used to assess the heritage places
- The methodology used in the Ashburton Study appears to be generally consistent with the requirements of PPN1 and established heritage practice.

Historical context and precinct history

The historical context and precinct history provide adequate historical documentation to support the recommendation and are derived from a suitable range of primary and secondary sources. The historical context provides a detailed contextual history of Ashburton at the time of the development of the precinct and provides adequate context for the Interwar and Postwar commercial precinct. The precinct history appropriately documents the development of the built fabric, with the construction date of many of the buildings established using council building permit records and other primary and secondary sources.

An annotated map recording construction dates of each commercial premises would be a useful supplement to the text and could clearly illustrate the Inter- and Postwar phases of development.



Proposed extent of the precinct

The recommended High Street Ashburton Commercial Precinct includes 225-259 and 162-216 High Street. The 1920s-1950s commercial shopping strip extends well beyond this extent – both to the west and east on the north side (from 197-283 High Street) and to the east on the south side (162 to 246 High Street) and a number of intact buildings from the relevant periods are located outside the recommended precinct. The citation description makes no reference to the full extent of the commercial strip and the rationale for the reduced extent of the recommended precinct is unclear.

The description of the precinct as ‘from the Alamein train line (former Outer Circle Line) to just beyond Marquis Street on the north side (Nos. 225-259)’ suggests the inclusion of buildings east of the recommended precinct boundary was contemplated. These buildings have not been included in the recommended precinct and no justification is provided for their exclusion. Buildings at 269-281 High Street (north side) were clearly constructed in the 1920s (see Figure 6 of High Street, Ashburton Commercial Precinct Citation) and the extensive row of seven buildings is at least as intact as contributory buildings within the recommended precinct. Despite their separation from the remainder of the recommended precinct by a single, large non-contributory building (at 261-267 High Street), it is our opinion that the extensive and intact row clearly contributes to the precinct should it be extended to include those properties.



Figure 1. 261-281 High Street (north side) east of Y Street

It is our view that the extent of the High Street Ashburton Commercial Precinct should be reassessed to include the properties 225-281 High Street (north side) and 162-214 High Street (south side).

Physical description

The range of built forms within the precinct are adequately described.

Integrity

In our view, the precinct retains a particularly high degree of integrity in fabric, form and detail and a consistent two-storey streetscape has been retained on both sides of High Street. This is not, in our view, clearly conveyed in the citation.

The integrity of individual buildings and groups of buildings is discussed in relation to shopfronts only. Alterations made to upper-levels facades have been described

in general terms, however the effect these have on the contributory status of each place is not clearly explained. Having said that, the inclusion of these buildings, which have undergone some degree of modification, is considered reasonable as changes do not diminish the ability to understand and appreciate the significance of the place as a whole.

Interwar Buildings

We agree that the identified contributory Interwar buildings all contribute to the significance of the commercial precinct. With two exceptions these buildings are two-storied and together form a precinct that is highly consistent in scale.

241 and 243 High Street

We agree that the single storey buildings at 241 and 243 High Street also warrant contributory gradings. Number 241 (currently occupied by the Bendigo Bank) has a tall parapet with capping mouldings and expressed pilasters at each end and number 243 (currently occupied by a Tatts Lotto outlet) was the first commercial premises to be constructed in the precinct in the 1920s (refer Figures 2 & 3).



Figure 2. (left) 1925 photograph of 243 High Street (from Figure 4 of the Context citation)

Figure 3. (right) 241 (left) and 243 (right) High Street

237 and 239 High Street

Two buildings (237 and 239 High Street) in the recommended precinct have been identified as non-contributory buildings due to extensive changes, including the truncation of the parapet and the alteration of windows. Ms Schmeder provided building plans of this pair of commercial buildings that show a different façade (Figure 4) in comparison with the current appearance of these buildings (Figure 5). Changes to the design of modest commercial buildings would have commonly be made between the design and construction process and there is no obvious physical evidence that the elements including the pilaster mouldings or stepped parapet have been removed. The matching steel casement windows visible on the buildings today may be contemporaneous with the original build and could reflect a change in the design for cost or aesthetic reasons. It is therefore our view that these two buildings may warrant identification as being contributory to the proposed precinct and we recommend that further research be undertaken to confirm the appropriate grading for this pair of buildings.

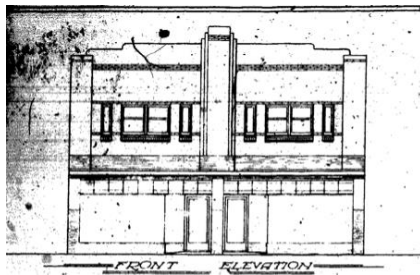


Figure 4. (left) extract from architectural drawings for 237-239 High Street

Figure 5. (right) 237-239 High Street

Postwar Buildings

The second key phase of development identified in the Context citation occurred after the Second World War. The Postwar buildings identified as contributory are:

- 162-170 High Street
- 172-178 High Street (note: this is numbered 172 High Street on the Precinct Map)
- 188-192 High Street
- 216 High Street.

We agree that numbers 162-170 High Street and 172-178 High Street contribute to the precinct, however we disagree that the remainder are contributory buildings for the following reasons:

188-192 High Street

Numbers 188-192 are a row of three single storey shops with a simple unadorned parapet, cantilever verandah and partially intact shopfronts. They are situated between contributory two-storey 1920s buildings and the uniform two-storey parapet line is disrupted at this point. The parapet does not maintain the dominant two-storey building form and the building does not display any particular architectural qualities or distinctive characteristics of 1950s design. We understand that these three shops were graded contributory in the Context assessment due to their partially intact shopfronts. Having closely inspected these buildings and the photographs provided by Ms Schmeder that informed the Context assessment it is our view that these partially intact single storey shops do make substantial enough contribution to the proposed precinct to warrant a contributory grading. In our view they should instead be graded non-contributory. We note that substantially more intact shopfronts are evident at numbers 174 and 176.



Figure 6. (left) 188-192 High Street



Figure 7. (right) Partially intact shopfronts, 188-192 High Street

216 High Street

216 High Street (currently occupied by Silvermaple) is a single storey building with a simple unadorned parapet with stepped central section, cantilever verandah and altered shopfront. It is the single Postwar building located at the east boundary of the south side of the precinct and abuts the east end of a row of 10 two-storey shops from the 1920s and 1930s. The parapet does not maintain the dominant two-storey building form and the building does not display any particular architectural qualities or distinctive characteristics of 1950s design. It is our view that this building does not warrant a contributory grading.

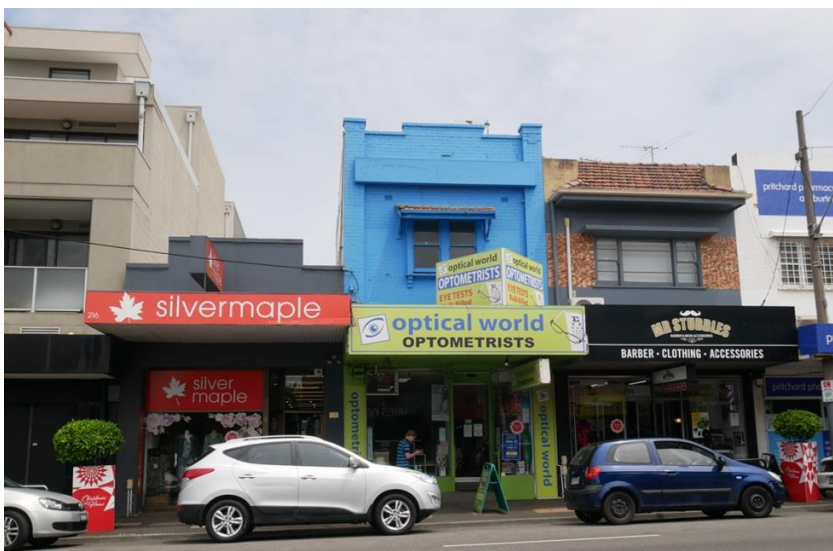


Figure 8. (left) 216-212 High Street

Comparative analysis

It is our view that the citation should emphasise the importance of this highly intact precinct as an Interwar/Postwar commercial precinct in the City of Boroondara. Commercial precincts in the Heritage Overlay of the City of Boroondara Planning Scheme are all generally included for their Victorian and/or Edwardian building fabric. As the citation suggests, precincts such as the Kew Junction Commercial Precinct (HO520) include some contributory Interwar buildings, however none of

the commercial precincts described in the citation are included in the Heritage Overlay as Interwar/Postwar precincts.

Comparison with commercial centres which were developed in the City of Boroondara at a similar period in the 1920s-1950s is highly likely to be required to substantiate the significance of the High Street Ashburton Commercial Precinct. Although not included in the Heritage Overlay, commercial strips such as High Street, Glen Iris; Whitehorse Road, Balwyn; and Burke Road/Belmore Road, Balwyn may clearly indicate the highly intact and consistent built form of the High Street Ashburton Commercial Precinct.

We agree with the conclusion that Interwar/Postwar commercial shopping strips are under-represented in the Boroondara Heritage Overlay and that the precinct warrants protection. It is our view that further comparison is required to strengthen the argument the High Street Ashburton Commercial Precinct is one of the most highly intact Interwar/Postwar shopping strips in the City of Boroondara.

Assessment against criteria

Criterion A: *Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).*

We agree that the precinct is of historical significance to the City of Boroondara.

The citation clearly indicates that the historical significance of the precinct relates to the 1920s and 1930s residential development of Ashburton and, to a lesser extent, to the development in the 1950s. The varying development in these two periods, evident in the smaller numbers of Postwar buildings in the precinct, could be explained here.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

We agree that the precinct is of representative (architectural) significance to the City of Boroondara.

The citation should clearly state that the precinct is a highly intact representative example of a predominantly Interwar commercial precinct in the City of Boroondara. Typical characteristics of this type should also be identified.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance)*

We do not agree that the precinct is of aesthetic significance to the City of Boroondara and disagree that particular buildings have greater prominence and landmark value.

The precinct is a group of modest commercial buildings that generally do not display any notable aesthetic qualities. The buildings do not appear to have been architect-designed and do not display any notable architectural qualities or distinctive characteristics of either Interwar or Postwar design. The significance of the precinct lies in the overall consistency of scale, form and fabric rather than in the architectural qualities of the individual buildings.

REVIEW OF SUBMISSIONS

We have reviewed the 31 original submissions, the significant majority of which are proforma in nature. In particular we noted the submission from the Ashburton Shopping Centre Association Inc. (Submission #15). We also considered the summary of submissions and responses provided in the officer's report to the UPSC meeting of 6 July 2020. Of the key issues raised we note that the following matters are not relevant in assessing a proposal to apply the Heritage Overlay and we provide no comment on these beyond noting that council officers have responded to these issues:

- 'unfair' limitation on future development plans
- maintenance and repairs
- economic development issues
- impact on retail trading
- the proximity of the proposed heritage places to main roads and public transport.

Those matters raised that are relevant, in our view are the degree of alteration that has occurred to the precinct, in particular the changes made to ground floor shopfronts. This matter is addressed on page 11 of the officers' report which reads:

Council's heritage consultant accepts ground floor shopfronts in commercial centres will experience alterations over time given modern day retail expectations. However, particular attention should be given to retaining remnant heritage features including intact upper level parapets which retain their heritage value. This is the case with many of the recommended buildings in the High Street Commercial Precinct which are a mix of single and two storey shops.

It is our view that the response provided by Context is appropriate and reflects the situation commonly found on historic high streets and commercial centres throughout metropolitan Melbourne.

Of the other matters raised in the submissions it is our view that the proposed High Street, Ashburton Commercial Precinct meets the local threshold against Criteria A (historic) and D (representativeness) and therefore should be included on the Heritage Overlay. The "...simplicity of the form and design" does not diminish these criteria but reflects in part our advice that Criterion E (aesthetic) is not met at a local level. We note that it is asserted by various submitters that the precinct is "typical of what is found in an outer suburb shopping centre of its time"; this statement appears, on the face of it, to support the assessment that the precinct meets Criterion D.

Likewise, we disagree with submitters' claims that the proposed precinct is a "mixed collection with little consistency in design and form". It is our view that the precinct is highly consistent in materiality, architectural expression, form, setbacks and scale and was constructed over a defined period.

We generally agree with submissions that "the buildings fail to represent any aesthetic characteristics or possess any outstanding design of creative or technical achievement", that the buildings within the precinct are not "uncommon, unusual

[or] rare” and they are not buildings “of significant architectural design”. Having said that, we do not assert that Criteria B (rarity), E (aesthetic) or F (technical) are met at a local level.

CONCLUSION

In principle we support the recommendation to include the High Street Ashburton Commercial Precinct in the Heritage Overlay of the City of Boroondara Planning Scheme but do not believe it should proceed until the following further work has been undertaken:

- Review of the extent of the precinct particularly 261-281 High Street (east of Y Street) and the inclusion of 216 High Street including historical research into these properties
- Review of the proposed designation of three Postwar buildings at 188-192 High Street as ‘contributory’ and two Interwar buildings at 237-239 High Street as ‘non-contributory’
- Additional comparative analysis with other Postwar commercial high streets within the City of Boroondara
- Redrafting of the citation and Statement of Significance.

In addition, we disagree with finding that the precinct satisfies Criterion E (aesthetic significance) and it is our view reference to this criterion should be removed. Further, we note that important attributes of the proposed precinct, including its very high level of consistency of built form, are not well articulated in the citation or the Statement of Significance.

Please do not hesitate to contact me on 0408 321023 if you have questions in relation to the advice provided in this letter.

Yours sincerely,



Jim Gard'ner | Director
GJM Heritage





HIGH STREET COMMERCIAL PRECINCT, ASHBURTON

Prepared by: GJM Heritage

Address: 225-281A & 162-214 High Street, Ashburton

Name: High Street Commercial Precinct, Ashburton	Survey Date: July 2021
Place Type: Commercial precinct	Architect: Various
Grading: Significant	Builder: Various
Extent of Overlay: See precinct map	Construction Date: Interwar & early Postwar



Grading

	HO boundary
	Contributory
	Non-contributory

Historical Context

[The following historical context is informed by the 2020 Context Pty Ltd citation 'High Street Ashburton Commercial Precinct'].

The suburb of Ashburton, formerly located in the municipal area of the City of Camberwell, is centred on the commercial strip of High Street and is bounded by Gardiners Creek to the south, Warrigal Road to the east, and Baker Parade and Yuile Street to the north (McConville 2008). Ashburton, which includes the localities of Solway and Alamein,



experienced its most intensive and significant development after World War II (Built Heritage 2012:17).

Ashburton was the name given to the local railway station (formerly named Norwood) on the Outer Circle Railway Line in 1890 at the suggestion of Camberwell City Councillor E Dillon. It was named after his birthplace in Ashburton Terrace in Cork, Ireland (McConville 2008; Victorian Places 2015). Up until the 1920s, the area from Gardiners Creek to the Outer Circle Railway was referred to as Glen Iris, with the area from the railway line to Boundary Road referred to as Burwood. The postal districts of Ashburton and Ashburton South were declared in 1923 (Lee 2016:13).

Interwar development

In the 1920s, Ashburton comprised mainly dairy farms, market gardens and orchards with access to the area provided by High Street, the railway (electrified in 1924) (Lee 2016:12, 17) and the recently constructed tram line. However, an influx of people and development throughout the 1920s, accompanied by the economic boom of the time, brought changes to the rural character of the Ashburton area (McConville 2008).

A number of estates were subdivided in the area with lots offered for sale in the 1920s including Waverley Golf Links (1922); the Great Glen Iris Railway Junction Estate (1923); the Ashburton Terminus Estate (1924); an estate located between High Street and Dent Street (1926, see Figure 1), subsequently known as the Tower Hill Estate; and the New Township Estate (1927). Ashburton Heights, developed by builder Clarence Gladstone Ward in 1926, featured concrete roads (Lee 2016:14).

The Ashburton Shopping Centre on High Street was surveyed in the 1920s with some shops and residences built by 1926 (seen in the Auction Notice at Figure 1). The Ashburton Post Office opened on 15 December 1927; the Ashburton Primary School opened in 1928; and the Ashburton Hall in High Street, which opened in 1927 by the Progress Association, served as a meeting place for the community as well as housing Catholic and Presbyterian church services (Victorian Places 2015).

Some development continued into the 1930s. Camberwell Council purchased land at the corner of High Street and Vears Road and, by 1932, had established Ashburton Park (Lee 2016:15). St Michaels Catholic Church was constructed in High Street in 1932, the Baptist Church built in Y Street in 1934, and the Methodist Church in Ashburn Grove in 1935 to a design by architects R M & M H King. The Ashburton Dairy was established by the Stocks family in High Street c1937 (Built Heritage 2012:81). However, for the most part, the economic depression of the 1930s slowed development in the area. Gardiners Creek was straightened in sections at this time by men on sustenance (welfare payments) (City of Boroondara 2018).

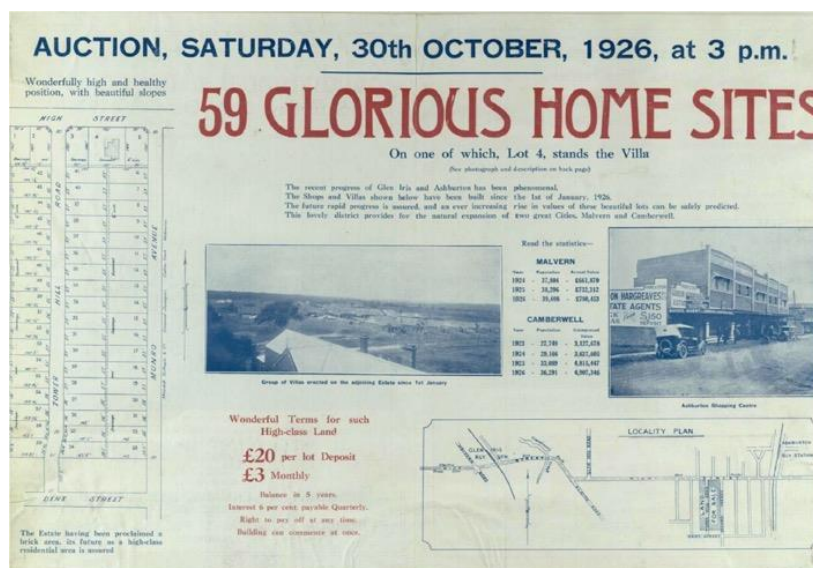


Figure 1. Estate plan for 56 home sites bounded by High Street, Munro Avenue, Dent Street and Tower Hill Road, Ashburton, 1926. Views include houses built on the adjoining estate (LHS) and Ashburton Shopping Centre (RHS) ('56 glorious home sites' 1926).

Post-war development

Unlike most other suburbs comprising what was then known as the City of Camberwell, open land still existed in Ashburton in 1945, including a large area bounded by High Street, Ashburn Grove, and Warrigal Road that included the Ashburton Forest (Built Heritage 2012:133). Post-war development in this area was stimulated by the Housing Commission of Victoria, founded in 1938, which laid out its first residential estate at Port Melbourne and had soon established others at Preston, Brunswick, Coburg, Williamstown, Newport and six regional Victorian centres. The provisions of the *Housing Act 1943* allowed for the acquisition of sites for several large-scale suburban estates.

Most of Ashburton and nearby Holmesglen were identified as sites for substantial public housing estates after World War II. In 1944, the Housing Commission acquired land for the Ashburton Estate, primarily east of the railway line (at that stage closed but soon to be re-opened), taking in the Ashburton Forest. Construction began in 1947, with the estate named 'Alamein' after El Alamein in north Africa, the site of the battle in 1942 which turned back the German army. World War II events and locations were used to name streets in the estate, including Tobruk Road, Liberator Street, Wewak Road and Victory Boulevard. In 1948 the railway line was extended from Ashburton to Alamein station (named in 1947) to service the new Housing Commission estate (Victorian Places 2015).

The Alamein estate brought new business to the Ashburton Shopping Centre, located between Munro Avenue and the railway station. The centre was expanded and upgraded after 1950, and following the opening of the Chadstone Shopping Centre in Malvern East in 1960, local traders upgraded displays, improved parking and diversified outlets, to ensure the success of the centre (McConville 2008). Industry was also attracted to the area, including the Nicholas Ltd Factory designed by architect D G Lumsden and built in Ashburton in 1955 (Built Heritage 2012:232).

The provision of services continued in the post-war period with a library designed by architect Daryl Jackson opening in High Street, Ashburton, in 1980 (Built Heritage 2012:191).



Today, Ashburton has an active strip shopping centre along High Street near the railway station. Ashburton Park and Warner Reserve have modern indoor and outdoor swimming pools and associated facilities. The Malvern Valley golf course is located nearby on Gardiners Creek (Victorian Places 2015).

Precinct History

[The following history is based on the 2020 Context Pty Ltd citation 'High Street Ashburton Commercial Precinct', with additional information as cited].

High Street, Ashburton was formed as part of the survey of the Parish of Boroondara in 1838. According to a journalist in the 1860s, High Street at that time consisted of an abattoir at one end, a blacksmith's forge at the other (see Figure 2), with a continuation of bog holes in between (cited in Lee 2016:6). The Gardiner Road Board and Boroondara Road Board carried out some limited gravelling of High Street in 1861-62, and formed and metalled it in 1864 (Lee 2016:7).

By 1892, John Lee had opened a store in High Street, next to the Ashburton Railway Station (Lee 2016:11).



Figure 2. Fisher's shoeing forge at 328-330 High Street, in operation by the 1860s ('Fisher's Shoeing Forge, 328-330 High Street, Ashburton', undated).

The High Street Commercial Precinct, Ashburton was developed on and adjacent to the 1888 Great Glen Iris Railway Junction Estate. The 1888 estate subdivision plan included commercial lots fronting the southern side of High Street (see Figure 3), however these were not developed until the 1920s and 1930s, during a period of consolidated residential development in the area.

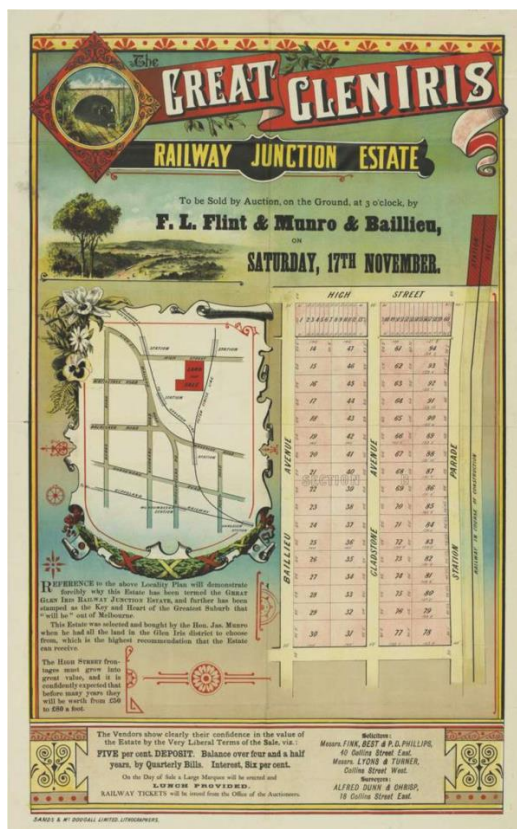


Figure 3. Great Glen Iris Railway Junction Estate, Ashburton, 1888 ('Great Glen Iris Railway Junction Estate' 1888?).

The development of the precinct reflects the development phases of the Ashburton area more generally, with shops constructed in two main stages: during the interwar years of the 1920s and 1930s; and after World War II, in the 1950s.

Interwar development

In 1923, the subdivision plan for the Great Glen Iris Railway Junction Estate was amended by surveyor, E L G Cresswell, with streets renamed as follows: Baillieu Avenue became Highgate Grove; Gladstone Avenue became Lexia Street; Station Parade became Ward Street; and Station Street became Dent Street (Butler 1997).

The Ashburton Heights Estate was developed by builder Clarence Gladstone Ward in 1926 to the immediate west of the Great Glen Iris Railway Junction Estate. Ashburton Heights incorporated Dent Street, the eastern side of Munro Street, High Street and Highgate Grove. By August 1926, Ward had built 20 houses in this estate, all brick five- or six-roomed residences with garages (*Herald* 6 August 1926:18). Ward also built five shops in High Street (Lee 2016:14).

By the mid-1920s, the High Street Commercial Precinct, Ashburton comprised a real estate agent, Gordon Hargreaves, at 243 High Street in premises built by 1925 (see Figure 4), and a store (Lee 2016:11).



Figure 4. Gordon Hargreaves Real Estate building at 243 High Street in 1925 (Mawby 2018).

By 1926, C G Ward had built shops and dwellings at 245 and 249 High Street (BP; 'Ashburton Shopping Centre' 1926). Because of their architectural similarity, the shops and dwellings at 247, 251 and 253 High Street are likely to have been constructed by Ward in the same period (construction dates and builder details for these properties are not noted in the available City of Camberwell building cards) (see Figures 5 and 6) ('Ashburton Shopping Centre' 1926).



Figure 5. Gordon Hargreaves Real Estate building at 243 High Street, and five shops and dwellings at 245-253 High Street, in 1926 ('Ashburton Shopping Centre' 1926).

Additional shops in the High Street Commercial Precinct were erected in the late 1920s: numbers 184-186 in 1927 for V M Smith; number 194 in 1928 by a Mr Eddy; number 235 by builder H Fudge for butcher J T Hepburn; and number 259 by builder W Eddy in 1928 (BP). Numbers 269-271 High Street were built c1929 for owner H J Fudge (PSP), and are evident in a photo published in a 1934 auction pamphlet for 'Tower Hill Estate Ashburton' (Figure 6).

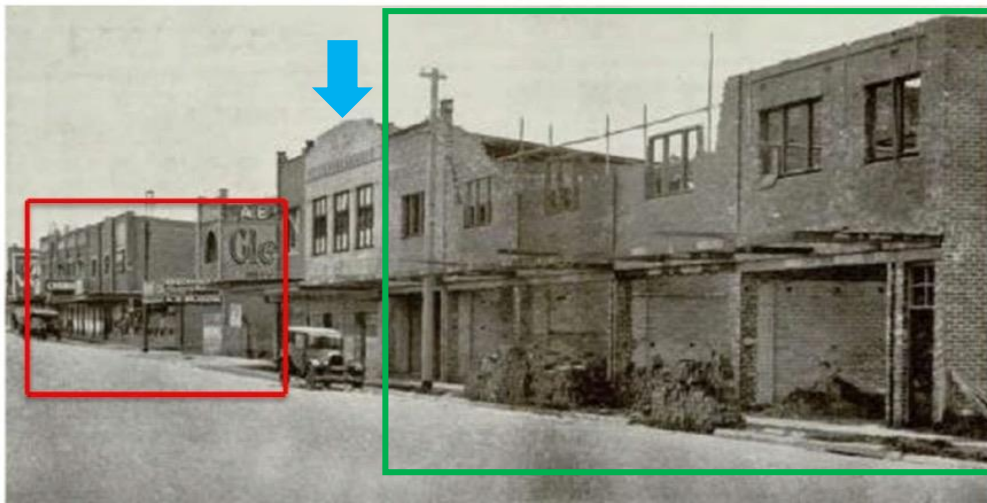


Figure 6. A photo of the north side the Ashburton Shopping Centre, published in 1934. The building at 269-271 High Street is evident, indicated by the blue arrow. The five two-storey brick shops and dwellings at 273-281 High Street) are shown under construction (outlined in green). The two-storey shops, believed to be 245-253 and 259 High Street, constructed in the 1920s, are outlined in red ('Tower Hill Estate' 1934).

By 1930, on the northern side of the High Street Commercial Precinct, the following businesses were in operation between Marquis Street and Y Street (from west to east): the Commercial Bank; James Hepburn butcher (number 235); G Hargreaves Pty Ltd estate agents (number 243); Walter Hooper confectioner; Miss G Turner fancy goods; Mrs D Cooney draper (number 251); Mrs K D Ross fruiterer; T S A McCausland chemist; Edward Lee boot repairer (number 257); and A E Richards ironmonger (number 259). East of Y Street to the railway line, were: A E Block, storekeeper; R M Bilson dairy produce; Norman L Gorrie hairdresser; and Mrs E L Berrisford, fruiterer (BP; S&Mc 1930).

By 1930, on the southern side of the High Street Commercial Precinct, the following businesses operated (from west to east): H Wetherall plumber; H G Johnston garage (number 192); and A O Bilson grocer (likely 194 High Street); and between Lexia and Ward streets, Mrs I Logan operated a newsagent (BP; S&MC 1930).

A number of shops with dwellings were constructed in the subject precinct in the 1930s.

On the southern side of High Street, builders R A Dixon and Sons constructed shops at numbers 180-182 in 1937; L E Newman at numbers 196-204 in 1938 and numbers 206-212 in 1939; and number 214 was built in 1931 for owner Isabella Logan (BP).

Builder R A Dixon and Sons worked on a number of high profile buildings around Melbourne at the time (*Herald* 6 June 1928:14). When R A Dixon died in 1932, an obituary described him as 'one of Melbourne's leading builders' (*Herald* 14 July 1932:29). By 1935, the Dixon building business was operating from Hawthorn (*Age* 30 March 1935:16).

On the northern side of High Street, R A Eddy built shops and dwellings at numbers 225-229 in 1939 and W A Medbury built two shops and a dwelling at 231 High Street in 1937 (the two shops at 231 and 233 High Street were combined into one in 1976) (BP).

Builder J Hattersby constructed shops and dwellings at 237-239 High Street in 1939 (BP). Early architectural drawings for the building show a curved and stepped parapet and four timber windows to the first floor of each shop (Figure 7), which is different to the current appearance of the building (Figure 8). It is likely that these design changes were made between the design and construction stages, as there is no obvious physical evidence of



alterations to the main elevation above ground level. The building at 237 High Street was occupied by the Bank of New South Wales and the ANZ Bank in the 1960s and 1970s (BP).

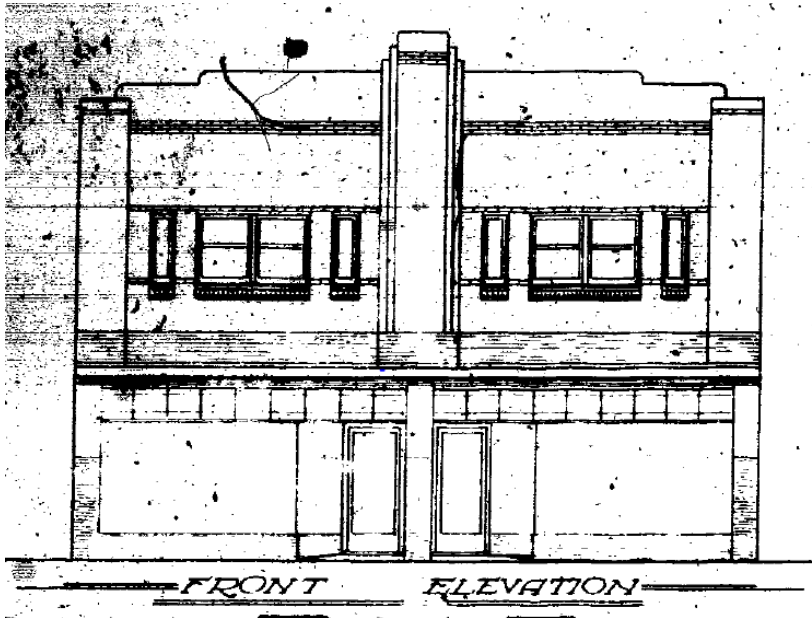


Figure 7. Architectural drawings for 237-239 High Street, which appear to show an earlier design for the building (Source: City of Camberwell building permit plans).



Figure 8. 237-239 High Street as it appears today. Note the simplified architectural detail and steel framed windows as built compared with the architectural drawings (Source: GJM Heritage, 2020)

Grocers Moran and Cato built a shop at 241 High Street in 1937 (BP).



In 1937, additions were made to the existing shop at 243 High Street, the Gordon Hargreaves Real Estate building, at a cost of £3400 (BP).

Two shops and dwellings at 255-257 High Street were built for Miss G E Moss after 1934 (BP; 'Tower Hill Estate' 1934).

The row of five two-storey shops and residences at 273-281 High Street was built c1934. The row is shown under construction in a photo published in a 1934 auction pamphlet for 'Tower Hill Estate Ashburton' (Figure 6).

By 1938, on the northern side of High Street, between Marquis and Y streets, the following businesses were in operation: J T Hepburn, butcher, at number 237; Richard Somers, estate agent, at 243; A E Barton, fruiterer, at 245; R H Eastman, confectioner, at 249; I and R Abbott, fancy goods, at 251; T S A McCausland, chemist, at 253; Ashburton Post Office at 255; and E T Owens, boot repairer at 259 (S&Mc 1938). By 1940, commercial occupants between Y Street and the railway line included: A E Block, storekeeper at 261; Mrs H Johnston, cakes, at 267; F D Hay, hairdresser, at 269; J O Conrick, confectioner, at 271; C R Ratford, butcher, at 273; N V Parris, fruiterer, at 275; R Miller, dairy produce, at 277; F Roberts, radio distributor, at 279; and Olivette Robes, frock shop, at 281 (S&Mc, 1940).

By 1938, on the southern side of High Street, the following businesses were in operation: B R O'Grady, butcher, at number 184; Mrs G Hepburn, dairy produce, at 186; A W Roscoe, manchester, at 192; W J Stevenson, grocer, at 194; and Mrs I Logan, newsagent, at 204 (S&Mc 1938).

Post-war development

In 1949, a newspaper article reported on the lack of shops at the newly opened Housing Commission Estate, Alamein, noting that residents had to access the Ashburton Shopping Centre, whose prices were 'thriving as a result of the influx of customers' and were 'generally higher than these new dwellers, who come mostly from industrial and semi-industrial suburbs', had formerly paid (*Age* 14 January 1949:5).

The influx of population into the Alamein Estate from the 1940s instigated another stage of development in the Ashburton Shopping Centre. In 1955, for instance, new lock-up shops of 40 feet deep and 60 feet deep, or built to specific requirements, were advertised for sale by real estate agent W J Giblett (*Argus* 15 June 1955:16).

L Smith erected three shops and dwellings at 178 High Street in 1950 (BP). Kensington building company Simmie & Co Pty Ltd built a single-storey shop at 216 High Street in 1953. Brighton builder, K Jellis, constructed a row of three single-storey shops at 188-192 High Street in 1954 (BP). R D Shields built brick shops at 162-170 High Street in 1957 on a site that formerly housed a residence built in 1926 (BP).

Builder Cooper Morison Pty Ltd made alterations to the Moran and Cato store at 241 High Street in 1958 (BP).

Part of the Ashburton shopping centre in 1988 can be seen in Figure 9.

Within the precinct, a large two-storey building at 261-267 High Street is a recent construction, replacing earlier commercial buildings.

The shopping centre, known today as Ashburton Village 3147, continues to serve the local community.



Figure 9. Shops at 245-259 High Street in 1988 (Source: City of Boroondara Library Service 'Shopping centre, High Street, Ashburton', 1988).

Description & Integrity

[The following description is adapted from the 2020 Context Pty Ltd citation 'High Street Ashburton Commercial Precinct'. It has been expanded to include the properties east of Y Street].

The High Street Commercial Precinct runs along both sides of High Street, Ashburton, from the Alamein train line (former Outer Circle Line) to just beyond Marquis Street on the northern side (Nos. 225-281A) and between Highgate Grove and just before Ward Street on the southern side (Nos. 162-214). It is located on the northern side of HO227 Great Glen Iris Railway Junction Estate, Ashburton, a residential area developed in the 1920s and 1930s which is part of the same subdivision as 182-216 High Street in this precinct.

The precinct consists of one and two-storey shops built largely in the Interwar period with a second wave of development occurring in the immediate Postwar period, to the end of the 1950s. This development coincided with an influx of people into the area after the completion of the Ashburton Housing Commission Estate, 'Alamein', in 1948.

All the shops are built to the front and side boundaries forming a continuous street wall. The earlier shops are built in a range of Interwar styles, whilst the latter 1950s shops exhibit a simplicity in design that accompanied a Postwar austerity. The precinct is enhanced by several sets of shops built to the same or similar designs.

The earliest shop built in the precinct dates from 1925. Located at 243 High Street, it is a red brick single storey shop with a simple stepped parapet set between engaged piers. By 1929 a number of additional shops had been constructed. All were two-storey in height. They include a group of five shops at Nos. 245-253 built in 1926, a pair of shops at Nos. 184-186 built in 1927, single shops at No. 194 and No. 235 built in 1928, a group of three shops at Nos. 255-259 built in 1928. These shops are representative of a simplified commercial architecture with some Arts and Craft influences. All are constructed in face brickwork, some with smooth or roughcast render bands (some overpainted). All have parapets concealing the roof form behind. The parapets sit between capped engaged piers defining the party walls of each individual shop. The upper-level facades and parapets of the shops between Nos. 245-259 are largely intact and provide a uniform streetscape that creates a sense of cohesion to the precinct.

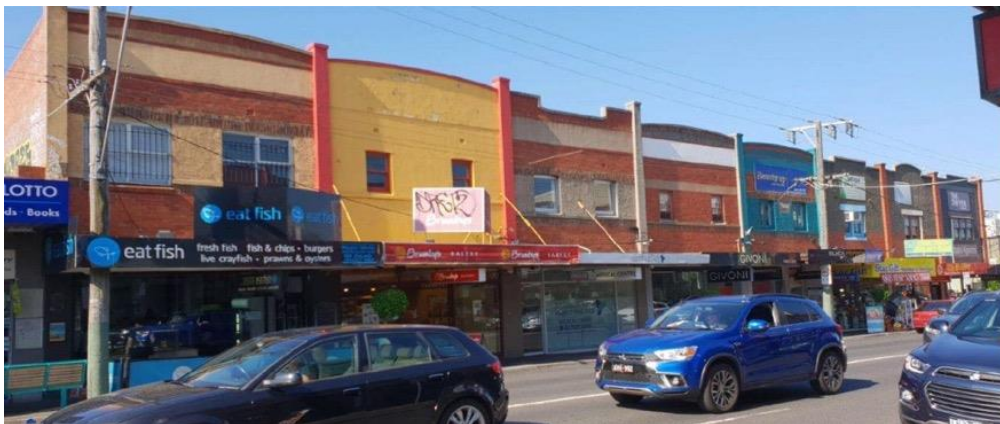


Figure 10. Shops at 245-259 High Street, Ashburton (Source: Context, 2019).

East of Y Street, a pair of more architecturally refined shops at Nos. 269-271 were built c1929. Exhibiting some Egyptian Exotic Revival decorative motifs, the building has a stepped parapet, low relief render details and six vertically proportioned windows on the first floor, with what appears to be original joinery.



Figure 11. Shops at 269-271 and 273-275 High Street, Ashburton (Source: GJM Heritage, 2020).

Built in 1934, the row of shops at Nos. 273-281A are simpler in form and detailing but continue the character of the shops west of Y Street. These rendered brick shops have single central windows with expressed brick lintels and a decorative string course framing the opening. The flat parapets and engaged piers expressing the party walls are capped with a sawtooth brick on edge coping. Nos. 273, 275, 281 and 281A retain their original sliding sash windows with margin light to the upper sash. Other windows have been replaced. The brick detailing has been overpainted on all shops with the exception of No. 277 and the window lintel and string course to Nos. 281 and 281A. No shops east of Y Street retain early or original shopfronts.



Figure 12. Shops at 277-281A High Street, Ashburton (Source: GJM Heritage, 2020).

The western end of the precinct comprises distinctive group of shops built on opposing corners of Marquis Street. Nos. 231-233 High Street, on the eastern corner, was built in 1937 in the Georgian Revival architectural style whilst the group of three shops at Nos. 225-229, built in 1939, display the horizontal lines, curved corners and geometric forms of the Moderne architectural style.

The shops at 225-229 High Street retain typical elements of the Moderne architectural style to their first floors including sheer wall planes, a curved corner, horizontal banding in the brickwork and contrasting vertical banding at the corner, a raised parapet concealing a flat roof behind, and steel framed windows with horizontal glazing bars. The original sandy coloured wash survives on the rendered elements of the parapet.



Figure 13. Shops at 225-229 High Street, Ashburton (Source: Context 2019).

In contrast, the shops at 231-233 High Street demonstrate the restrained and simplified classicism of the Interwar Georgian Revival architectural style. In Australia, the Interwar Georgian Revival style began to make its presence felt during the 1920s. Constructed of red face brick with a terracotta tiled roof, 231-233 High Street demonstrates the symmetry, use of prominent pitched roof forms with gable ends, and six-over-six sliding sash windows with faux timber shutters common to the Georgian Revival style.



Figure 14. Shops at 231-233 High Street, Ashburton (Source: Context 2019).

The shops on the southern side of the precinct are built in a range of Interwar architectural styles, with some Postwar buildings. Interwar architectural styles include a simple commercial style with some Arts and Crafts influences (Nos.184-186 [1927], 194 [1928] & 214 [1931]), Moderne (Nos. 196-204 [1938]) and English Domestic Revival elements (Nos.180-182 [1937]).

Notable examples include the group of five shops at Nos. 196-204 High Street, constructed in 1938 by builder L E Newman. Built in the Interwar Moderne architectural style the building has a sheer rendered wall plane, horizontal recessed banding and striking curved corner to Lexia Street. Steel framed windows with horizontal glazing bars are protected by projecting slab awnings. Unusually the upper floors of Nos. 198-204 are recessed allowing for balconies. Whilst these have all been filled in with windows or open screen blocks, they remain legible elements.

The four shops at Nos. 206-212 were built the following year in 1939 by the same builder (L E Newman). These retain pressed metal 'Jazz Moderne' soffit lining to the awnings to Nos. 196-210 (spanning the two groups of shops built by builder L E Newman) which appears original.



Figure 15. The soffit lining to the awning of 196-210 High Street (Source: Context 2019).



An influx of population into the 'Alamein' Housing Commission Estate from the 1940s instigated another stage of development in the Ashburton Shopping Centre. Within the precinct, shops were built at Nos. 174-178 in 1950, 188-192 in 1954 and 162-170 in 1957.

The group of three shops at 174-178 High Street, built in 1950, exhibit stylistic traits of the Interwar Moderne architectural style, popular during the 1930s, and the early Postwar Functionalism. This building is of note for its high degree of intactness at both the street and first floor level. Distinctive features include the curved layout of the shop fronts shown on the original architectural drawings, and still evident at Nos. 174 and 176, fenestration at the upper-level with a horizontal band of steel framed windows with curved end, and tiled columns that demarcate the boundary of the individual shops and runs through the ground and first floor elevations.

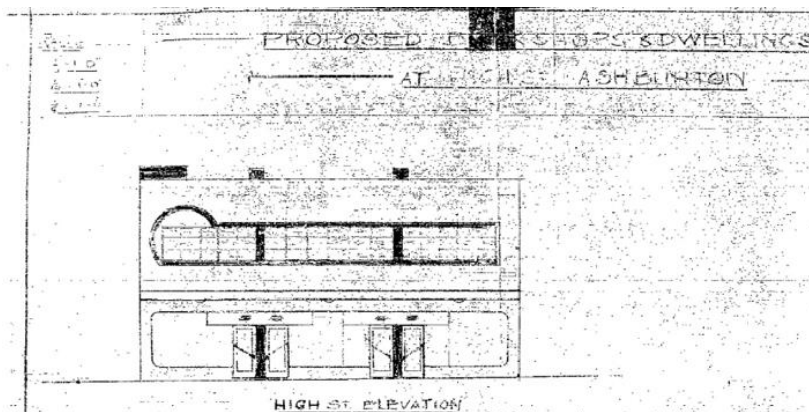


Figure 16. Detail of original architectural drawings for 174-178 High Street, Ashburton, showing the main elevation to High Street. Drawings by G James, dated 1950 (Source: City of Camberwell building permit plans).



Figure 17. Shops at 174-178 High Street, Ashburton, designed by G James in 1950 (Source: Context, 2019).

In contrast, Nos. 162-170 (1957) exhibit elements of Postwar Functionalist or Modernist architecture. Stylistic features included the simple flat roof line with projecting eaves, sloping windows at the upper-level (remnants of the original sloping shop front detail can



also be seen at No. 162 facing Highgate Grove), floor to ceiling windows, the use of new materials and technology creating uninterrupted floor spaces internally such as the lightweight expressed structural steel beams, and a stripping back of decorative styling coupled with textural surfaces for interest. The stacked stone cladding to the piers between the shopfronts is original, as is the shopfront at No. 170.



Figure 18. The shops at 162-170 High Street, Ashburton, constructed in 1957 (Source: Context 2019).

Nos. 188-192 are simple single-storey shops with plain undecorated parapets. Unlike the two-storey shops at Nos. 174-178 and 162-170 these buildings do not demonstrate stylistic features of late-Interwar and early-Postwar architecture and are not readily legible as buildings of that period.

Within the precinct there are a number of contributory buildings that retain elements of original shopfronts, including at Nos. 162, 164, 166, 168, 170, 172, 174, 176, 180, 182, 196, 196A, 202, 212, and 229.

These shops retain ground floor elements including recessed entries (some with original tiled or terrazzo floors), original soffits, original metal window frames, highlight windows and tiled stallboards.

The shopfronts at Nos. 172-176 High Street, which retain their original layout with curved glass form, drawn metal frame and curved corners at its western end (refer Figure 17). Whilst original tiles have been either replaced or removed, the black tiling to the central pillar appears original as do the timber doors. The arcade at Nos. 180-182 provides a through-block link to the rear car park with the two-street facing and the internal shopfronts remaining intact, although the original tiling has been lost.

All other shopfronts have been replaced.

There are four non-contributory properties in the precinct:

- The row of three shops at Nos. 188-192 (1954)
- Two-storey building at Nos. 261-267 (c.1980s).

Key Features

Elements that contribute to the significance of the High Street Commercial Precinct, Ashburton include, but are not limited to:

- Largely intact shops and commercial buildings dating from the Interwar and early Postwar periods
- Moderne, English Domestic Revival, Georgian Revival, Exotic and Functionalist/Modernist architectural detailing and decoration



- Consistent two-storey scale interspersed with single storey shops at 241-243 High Street
- Narrow allotments with buildings constructed to the street boundary
- Parapeted forms
- Gable form tiled roof to 231-233 High Street
- Rendered or unpainted brick walls
- Projecting canopies
- Original or early shop fronts, canopy soffits and first floor joinery.

Intactness/Integrity

The commercial buildings within the High Street Commercial Precinct, Ashburton, are largely intact to their original construction in the 1920s-1950s and retain a high degree of integrity to either the Interwar or early Postwar periods in fabric, form and detail. Some ground-floor shopfronts have undergone alterations, which is common in commercial precincts, and a number of face brick facades have been overpainted. In some instances, the first-floor balcony opening has been infilled with windows or blockwork (see Nos. 198-204), and in others the first-floor windows have been replaced (see Nos. 249 and 253). The upper-storey of No. 186 (but which was identical to No. 184), and the upper-storey windows of No. 225 (which is part of Nos. 225-229) have been boarded over. The above alterations do not diminish the ability to understand the significance of the precinct as a whole. The grouping retains a high degree of integrity, with a consistent, largely two-storey streetscape retained on both sides of High Street.

Comparative Analysis

[The following is informed by the comparative analysis in the 2017 Trethowan Architecture / Context Pty Ltd citation for 'South Camberwell Ashburton Commercial Precinct'].

The High Street Commercial Precinct, Ashburton, is of note as one of the most highly intact Interwar and early Postwar shopping strips in the City of Boroondara. Built between the 1920s and 1950s, the predominantly two-storey shops display a consistency of scale and architectural character and together present as a highly consistent, representative grouping of Interwar and Postwar shops.

Commercial precincts in the Heritage Overlay of the Boroondara Planning Scheme are generally included for their Victorian and/or Edwardian building fabric, illustrating early commercial centres within the municipality. Some precincts, such as the Kew Junction Commercial Precinct (HO520) include some contributory Interwar buildings. Other examples of these predominantly late nineteenth and early twentieth century commercial precincts included on the Heritage Overlay include: Burke Road North Commercial & Transport Precinct, Camberwell (HO505), Union Road Commercial Precinct, Surrey Hills (HO532), Auburn Village Precinct (HO260), Glenferrie Road Commercial Precinct (HO491) and Maling Road Shopping Centre and Residential Environs (HO145).

In regard to the High Street Commercial Precinct, Ashburton, there are few direct comparisons of commercial precincts which demonstrate Interwar and early Postwar development included in the Heritage Overlay of the Boroondara Planning Scheme.

Two precincts that are most comparable as Interwar shopping strips are the South Camberwell Commercial Precinct, 964-984 Toorak Road, Camberwell (HO738) and 523-531 Camberwell Road, Camberwell (part of HO1 - Golf Links Estate, Camberwell). These precincts contain a row of intact shops and shops/residences that present as a highly consistent grouping of representative Interwar retail buildings.



South Camberwell Commercial Precinct, 964-984 Toorak Road, Camberwell (HO738)

964-984 Toorak Road, Camberwell, forms a small commercial precinct comprising a row of single and two-storey shops constructed between 1926 and 1937, that are diverse in scale, form and detail. The strip is demonstrative of typical commercial/retail buildings and architectural characteristics of the Interwar period. A majority of the shopfronts were altered or replaced from the 1950s onwards.



Figure 19. South Camberwell Commercial Precinct, 964-984 Toorak Road, Camberwell (HO738) (Source: Trethowan Architecture, 2017).

523-531 Camberwell Road, Camberwell (part of HO1 - Golf Links Estate, Camberwell)

523-531 Camberwell Road, Camberwell is a small shopping strip that forms part of a larger Interwar heritage precinct which is largely residential in character. The commercial strip at 523-531 Camberwell Road comprises single and two-storey buildings of varying form and architectural detail typical of the Interwar period, with a number retaining original shopfronts. Shops are located on both sides of this part of Camberwell Road, but the row on the western side are excluded from the heritage precinct.



Figure 20. 523-531 Camberwell Road, Camberwell; Golf Links Estate, Camberwell (HO1) (Source: Google Streetview, 2017).

There are other comparative examples of smaller shopping strips of the same Interwar period that are not included on the Heritage Overlay.

The set of shops from 720-746 Riversdale Road, Camberwell, represent a small-scale shopping strip, developed near public transport. Although predominantly on a single side of Riversdale Road, shops are scattered along the opposing side, showing the continued



growth these sites maintained through the Interwar and Postwar periods. Several of the shops have undergone significant alterations, diminishing their integrity.

The shopping centre based around the junction of Camberwell and Toorak roads – formerly the village of Hartwell – was developed during the Interwar period with the expansion of rail transit, but is not included in the Heritage Overlay. The precinct demonstrates the characteristics of the suburban boom through its composition of single and two-storey buildings with no front or side setbacks, parapets, cantilevered awnings, and metal framed shopfronts. This precinct demonstrates the type of continued growth that occurred at the key intersections of Camberwell.

Another comparator not included on the Heritage Overlay is the small group of shops at 1210-1230 Toorak Road, Camberwell. Built between 1930 and 1941 this small shopping strip comprises sets of shops that were designed in the Moderne style with decorative expressed brick detailing. The buildings remain largely intact at the first-floor level, with shopfronts typically altered at the ground level.

Conclusion

The above comparative examples each comprise small rows of shops dating to the Interwar period, which illustrate commercial development in the suburbs of the City of Boroondara in the mid-twentieth century. These commercial buildings display characteristics typical of the Interwar or early Postwar period. The resulting streetscapes in these precincts display a similar (in the case of South Camberwell Commercial Precinct and 523-531 Camberwell Road, Camberwell) or lesser (in the case of 720-746 Riversdale Road, Hartwell Village, and 1210-1230 Toorak Road) degree of integrity as the High Street Commercial Precinct, Ashburton.

While the High Street Commercial Precinct, Ashburton, is comparable in the diversity of built form found in these other shopping centres, it comprises a substantially larger group of shops on both sides of High Street, with the intact building stock contributing to a continuous streetscape of high integrity which is uniform in scale, form and fabric and demonstrates cohesive architectural character. It is apparent that Interwar/Postwar commercial shopping strips are under-represented in the Boroondara Heritage Overlay.



Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, August 2018, modified for the local context.

CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).

The High Street Commercial Precinct, Ashburton, is illustrative of the development of Ashburton in the Interwar and early Postwar periods, when the commercial strip developed in response to the substantial residential growth of the suburb. This was largely a result of the subdivision of a number of residential estates in the area in the 1920s and the establishment of the 'Alamein' Housing Commission Estate east of the railway line in the immediate Postwar period. The High Street Commercial Precinct, Ashburton, clearly illustrates these important phases of development in the City of Boroondara.

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The High Street Commercial Precinct, Ashburton, is a visually cohesive and largely intact representative example of an Interwar and early Postwar commercial shopping strip, that is uniform in scale, form and fabric. The buildings within the precinct clearly demonstrate a variety of architectural styles popular in the municipality and across Victoria more broadly in the Interwar and Postwar periods, including Moderne, English Domestic Revival, Georgian Revival, Exotic and Functionalist/Modernist architectural styles, with the majority of buildings remaining largely intact to their period of construction to demonstrate the key characteristics of these styles.

Together these commercial buildings present as a highly consistent, representative Interwar and early Postwar shopping precinct.



Statement of Significance

What is Significant?

The High Street Commercial Precinct, Ashburton, developed during the Interwar and early Postwar period.

The precinct comprises 225-281A and 162-214 High Street, Ashburton.

Elements that contribute to the significance of the place include (but are not limited to):

- Largely intact shops and commercial buildings dating from the Interwar and early Postwar periods
- Moderne, English Domestic Revival, Georgian Revival, Exotic and Functionalist/Modernist architectural detailing and decoration
- Consistent two-storey scale interspersed with some single storey shops at 241-243 High Street
- Narrow allotments with buildings constructed to the street boundary
- Parapeted forms
- Gable form tiled roof to 231-233 High Street
- Rendered or unpainted brick walls
- Projecting canopies
- Original or early shop fronts, canopy soffits and first floor joinery.

The single storey buildings at 188-192 and the two-storey building at 261-267 High Street are not significant. Later alterations and additions to the properties are not significant.

How is it significant?

The High Street Commercial Precinct, Ashburton is of local historical and representative (architectural) significance to the City of Boroondara.

Why is it significant?

The High Street Commercial Precinct, Ashburton, is illustrative of the development of Ashburton in the Interwar and early Postwar periods, when the commercial strip developed in response to the substantial residential growth of the suburb. This was largely a result of the subdivision of a number of residential estates in the area in the 1920s and the establishment of the 'Alamein' Housing Commission Estate east of the railway line in the immediate Postwar period. The High Street Commercial Precinct, Ashburton, clearly illustrates these important phases of development in the City of Boroondara (Criterion A).

The High Street Commercial Precinct, Ashburton, is a visually cohesive and largely intact representative example of an Interwar and early Postwar commercial shopping strip, that is uniform in scale, form and fabric. The buildings within the precinct clearly demonstrate a variety of architectural styles popular in the municipality and across Victoria more broadly in the Interwar and Postwar periods, including Moderne, English Domestic Revival, Georgian Revival, Exotic and Functionalist/Modernist architectural styles, with the majority of buildings remaining largely intact to their period of construction to demonstrate the key characteristics of these styles. Together these commercial buildings present as a highly consistent, representative Interwar and early Postwar shopping precinct (Criterion D).



Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Gradings

Number	Street	Grading	Built Date
225	High Street	Contributory	1939
227	High Street	Contributory	1939
229	High Street	Contributory	1939
231	High Street	Contributory	1937
233	High Street	Contributory	1937
235	High Street	Contributory	1928
237	High Street	Contributory	1939
239	High Street	Contributory	1939
241	High Street	Contributory	1937
243	High Street	Contributory	1925
245	High Street	Contributory	1926
247	High Street	Contributory	1926
249	High Street	Contributory	1926
251	High Street	Contributory	1926
253	High Street	Contributory	1926
255	High Street	Contributory	1928
257	High Street	Contributory	1928
259	High Street	Contributory	1928
261-267	High Street	Non-contributory	c.1980s
269	High Street	Contributory	c1929
271	High Street	Contributory	c1929
273	High Street	Contributory	c1934
275	High Street	Contributory	c1934



Number	Street	Grading	Built Date
277	High Street	Contributory	c1934
279	High Street	Contributory	c1934
281	High Street	Contributory	c1934
281A	High Street	Contributory	c1934
162	High Street	Contributory	1957
164	High Street	Contributory	1957
166	High Street	Contributory	1957
168	High Street	Contributory	1957
170	High Street	Contributory	1957
172	High Street	Contributory	1950
174	High Street	Contributory	1950
176	High Street	Contributory	1950
178	High Street	Contributory	1950
180	High Street	Contributory	1937
182	High Street	Contributory	1937
184	High Street	Contributory	1927
186	High Street	Contributory	1927
188	High Street	Non-contributory	1954
190	High Street	Non-contributory	1954
192	High Street	Non-contributory	1954
194	High Street	Contributory	1928
196	High Street	Contributory	1938
198	High Street	Contributory	1938
200	High Street	Contributory	1938
202	High Street	Contributory	1938
204	High Street	Contributory	1938
206	High Street	Contributory	1939
208	High Street	Contributory	1939
210	High Street	Contributory	1939
212	High Street	Contributory	1939
214	High Street	Contributory	1931

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